HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: May 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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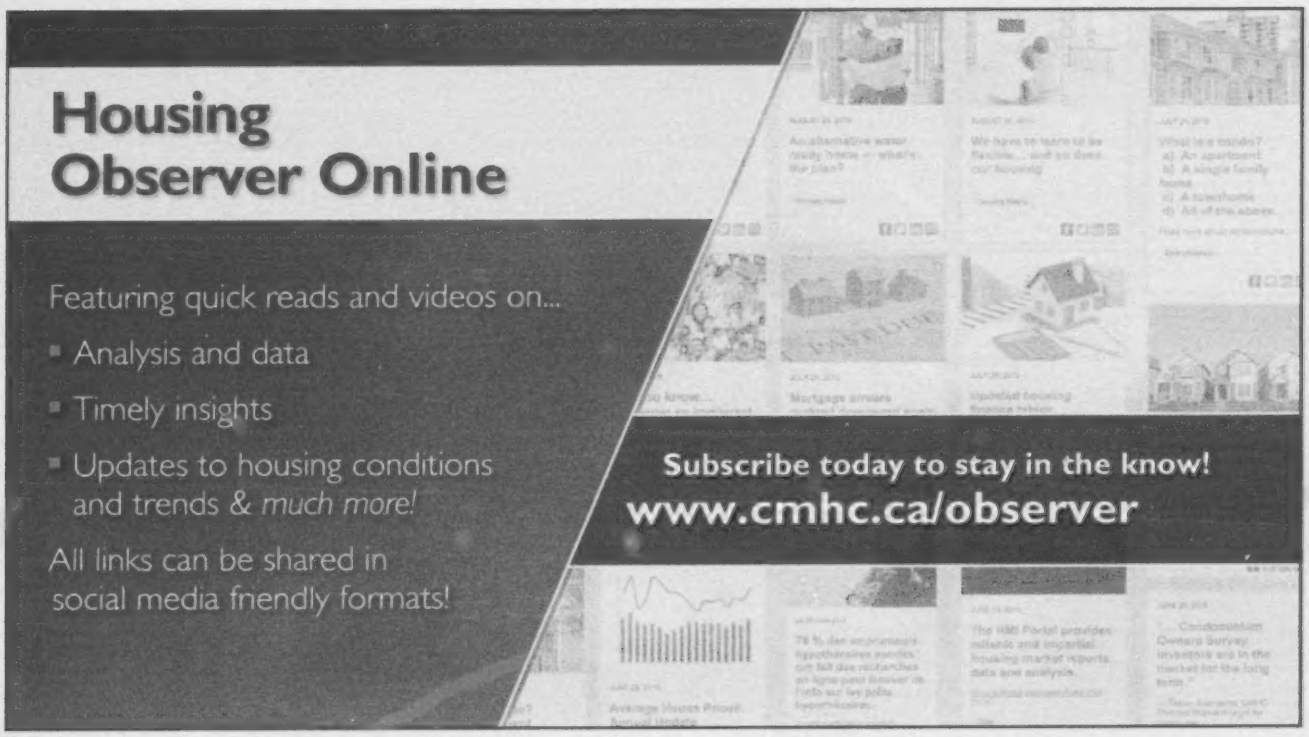
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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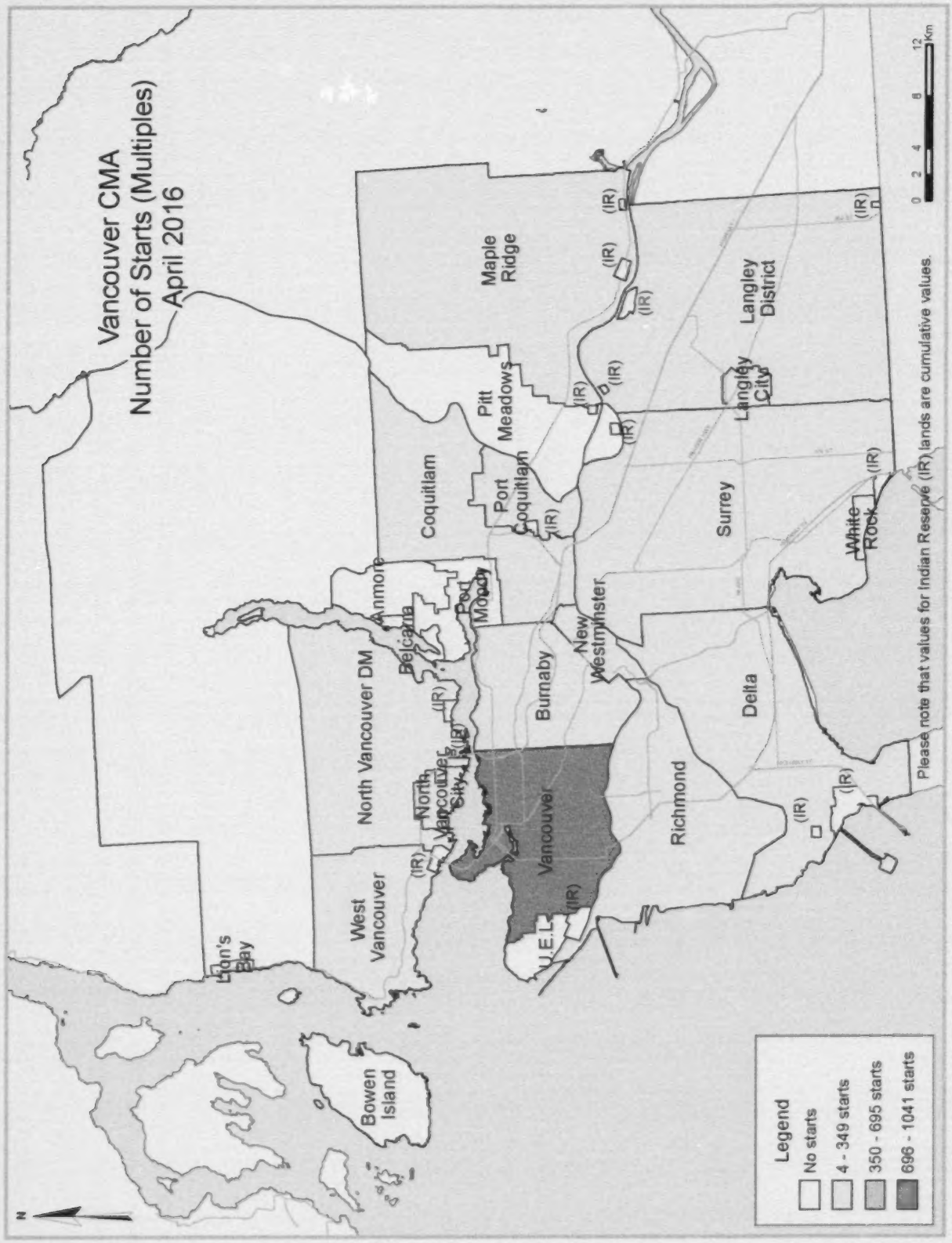
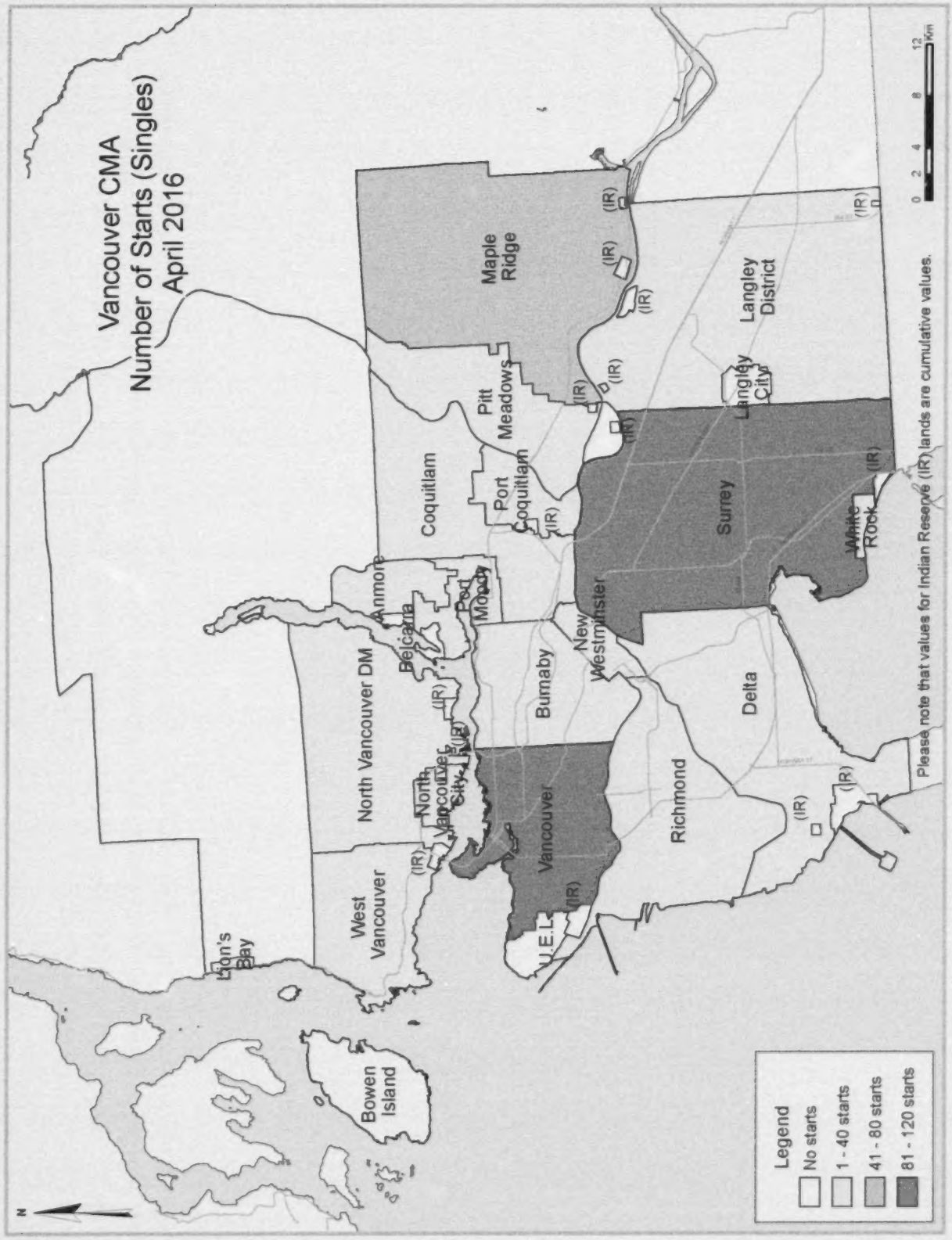
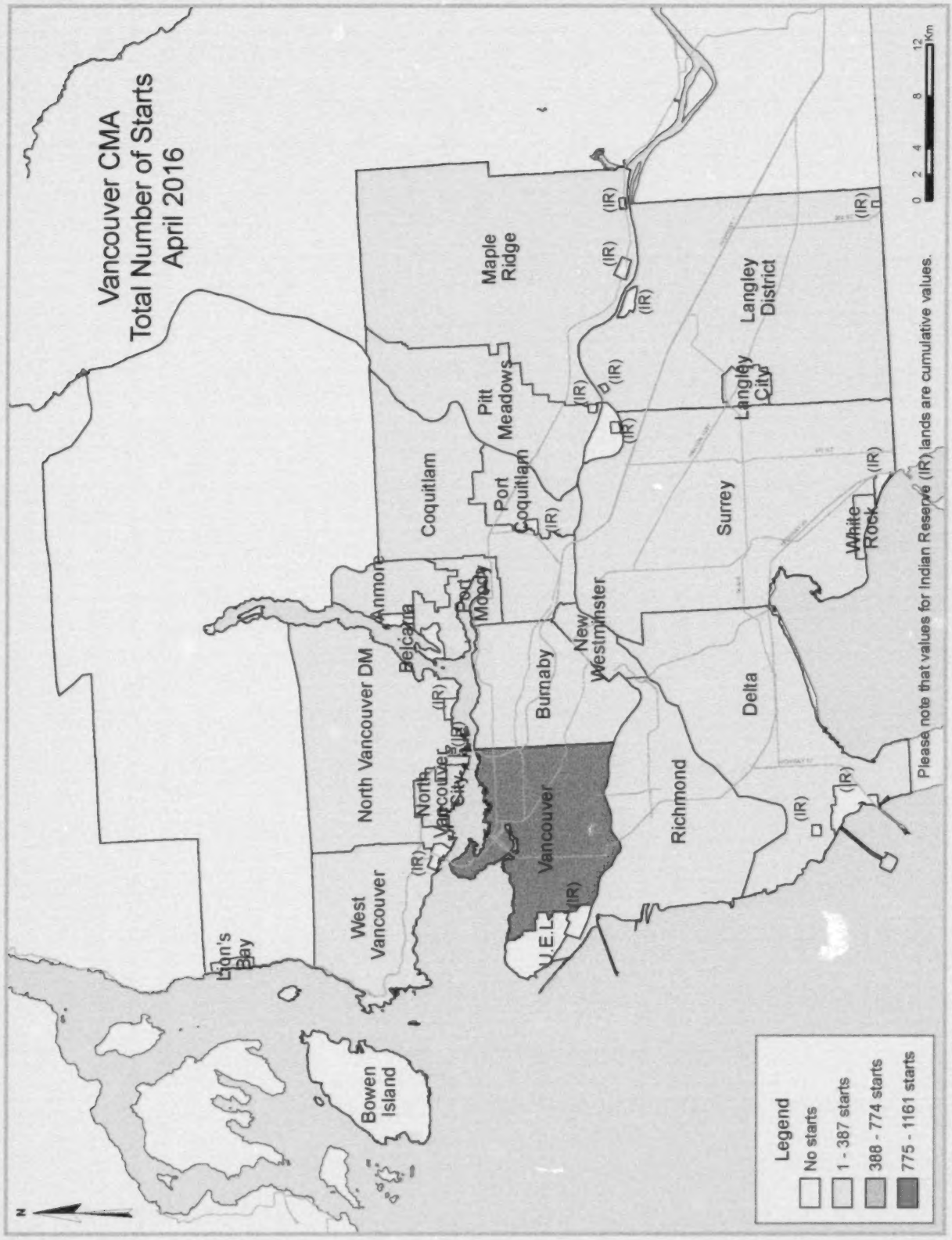
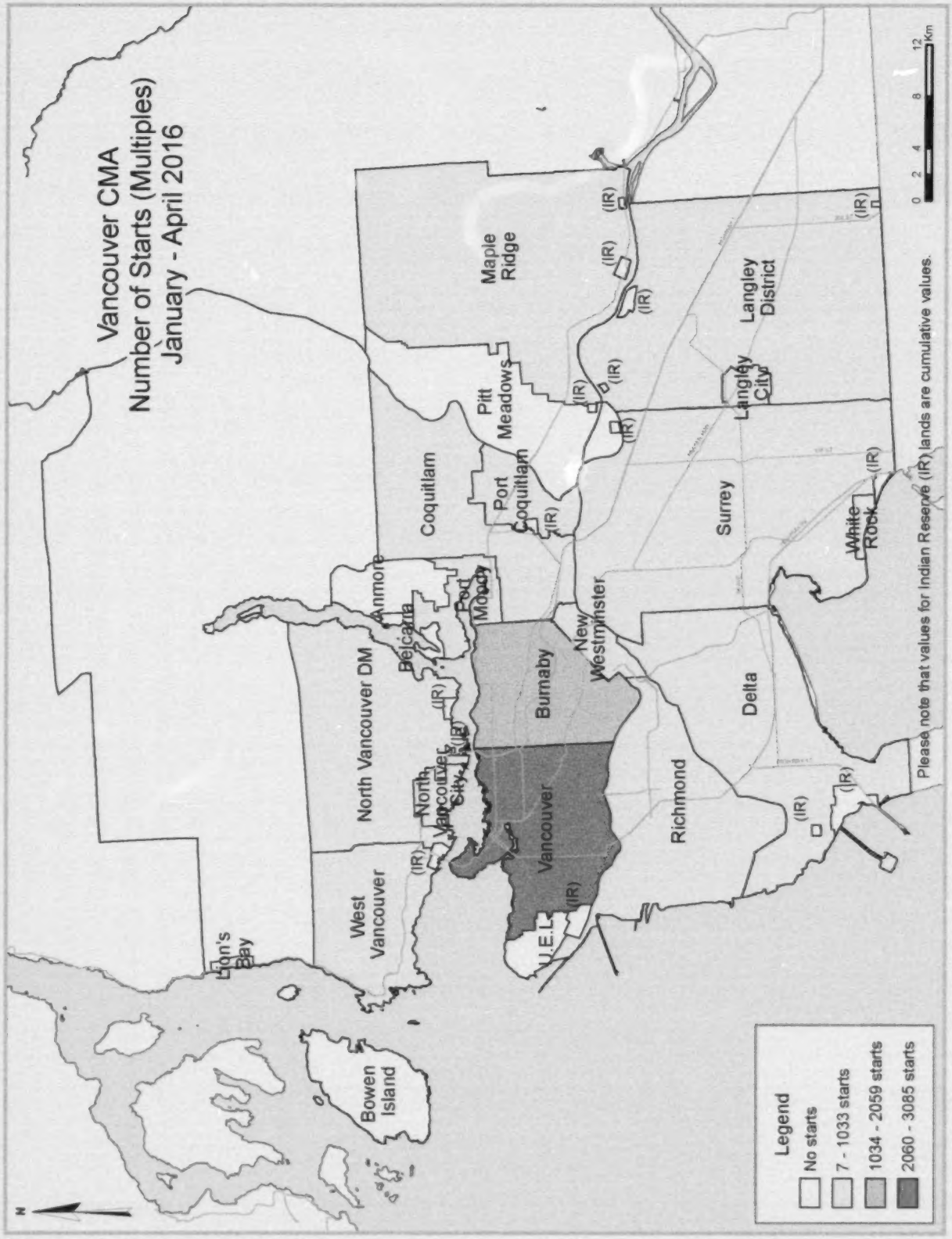
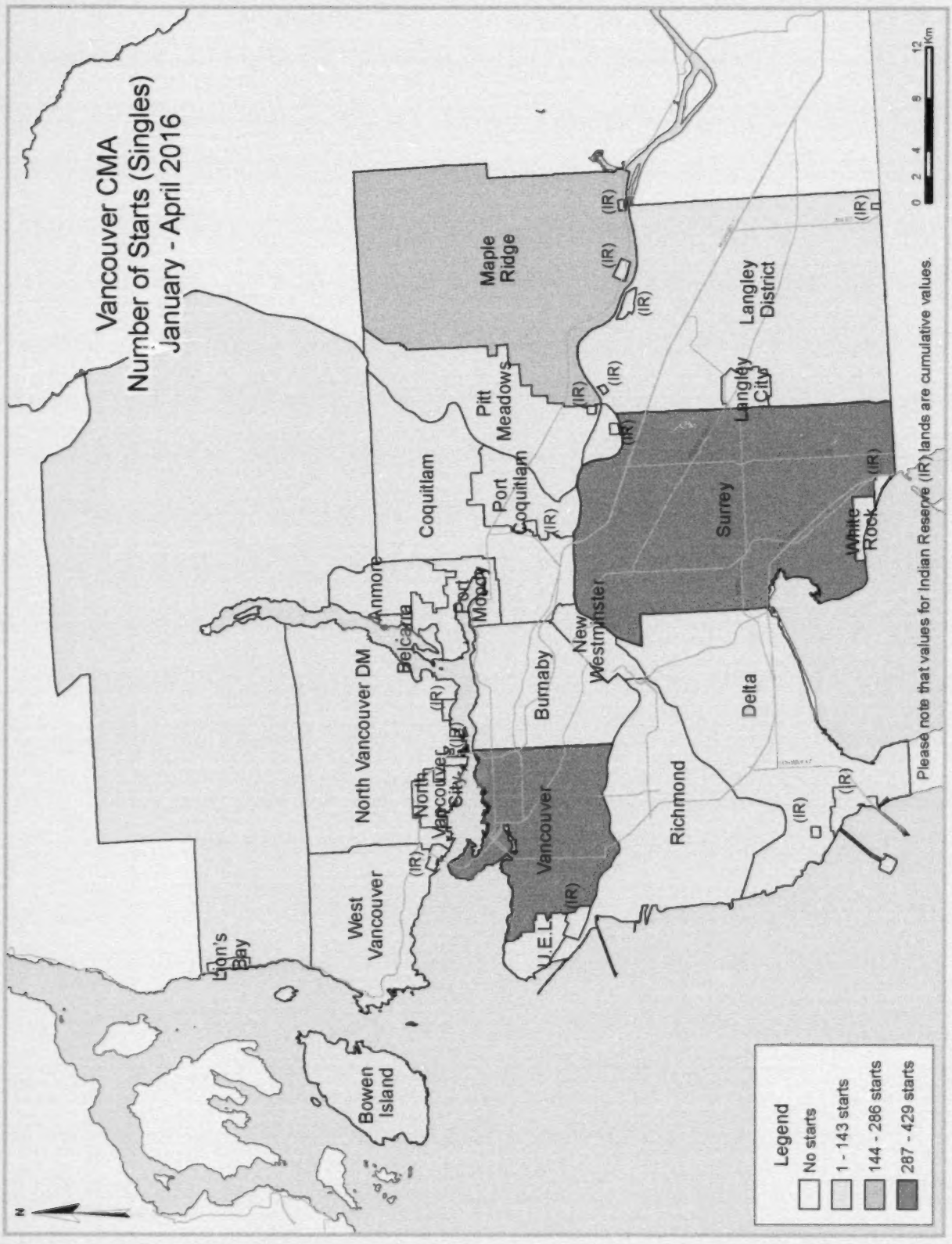
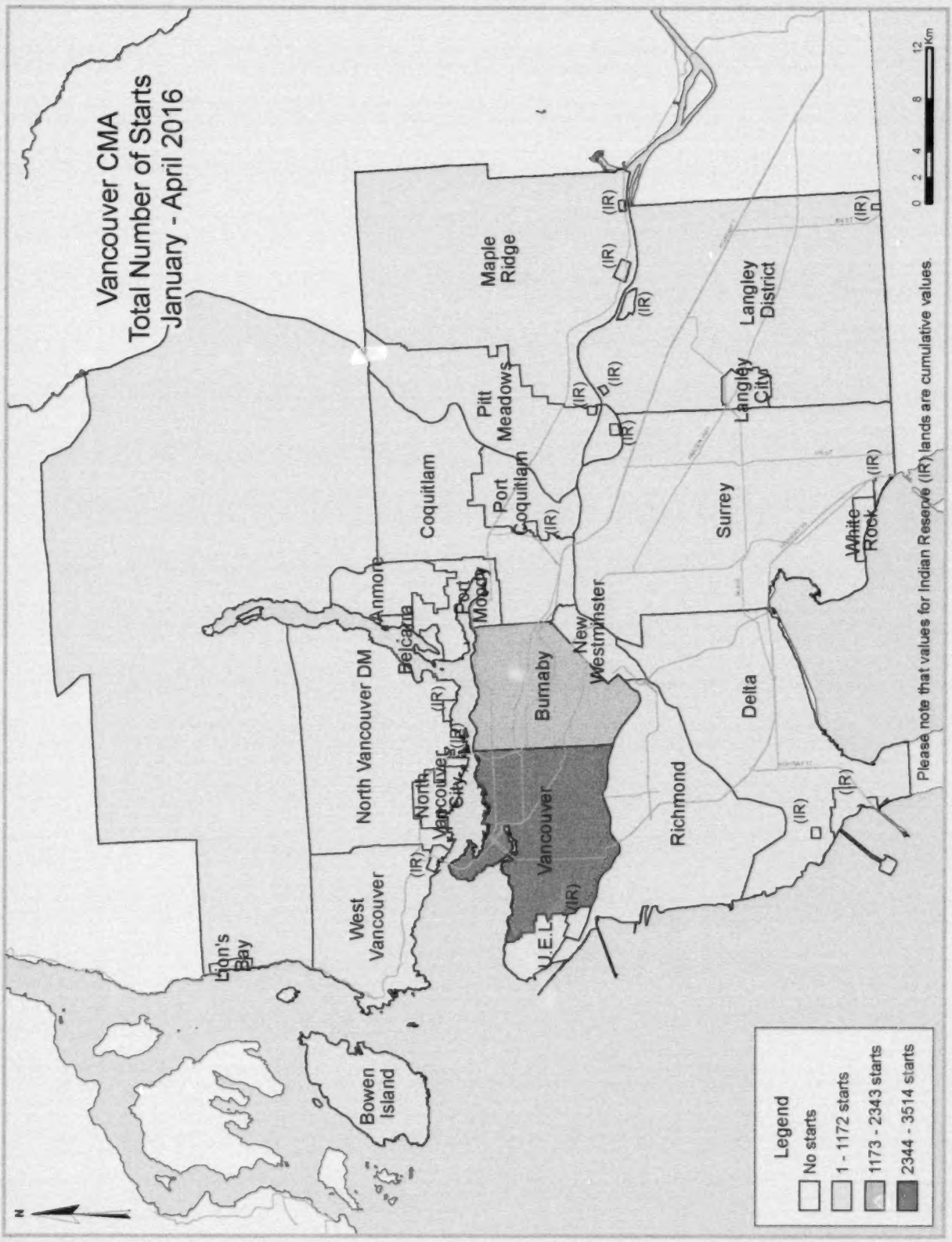

Vancouver CMA
Number of Starts (Multiples)
April 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley District
Langley City
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
4 - 349 starts
350 - 695 starts
696 - 1041 starts

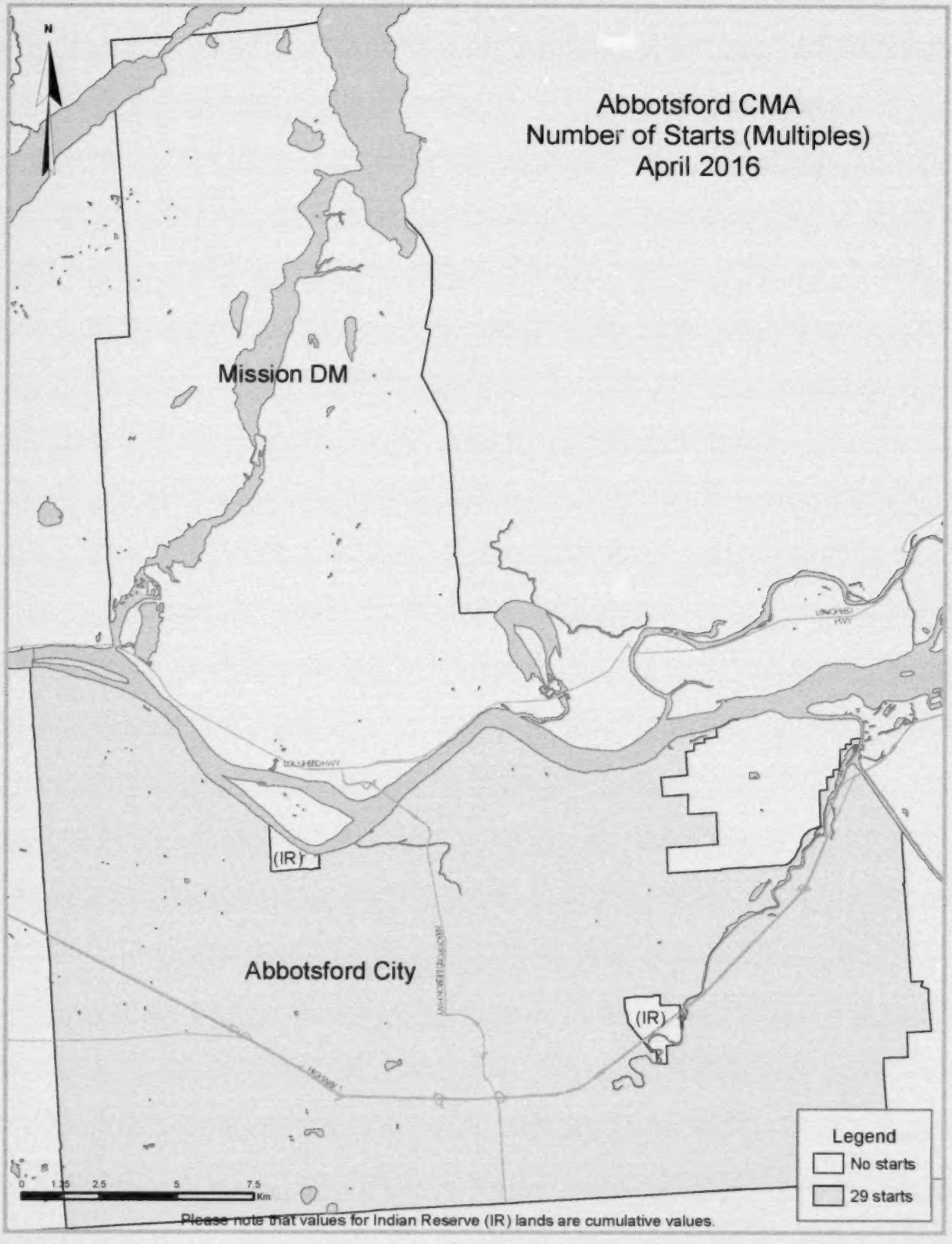

Vancouver CMA
Number of Starts (Singles)
April 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
Burnaby
New Westminster
Delta
North Vancouver DM
North Vancouver City
North Vancouver
Vancouver
Richmond
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 40 starts
41 - 80 starts
81 - 120 starts
0 2 4 8 12 Km
N

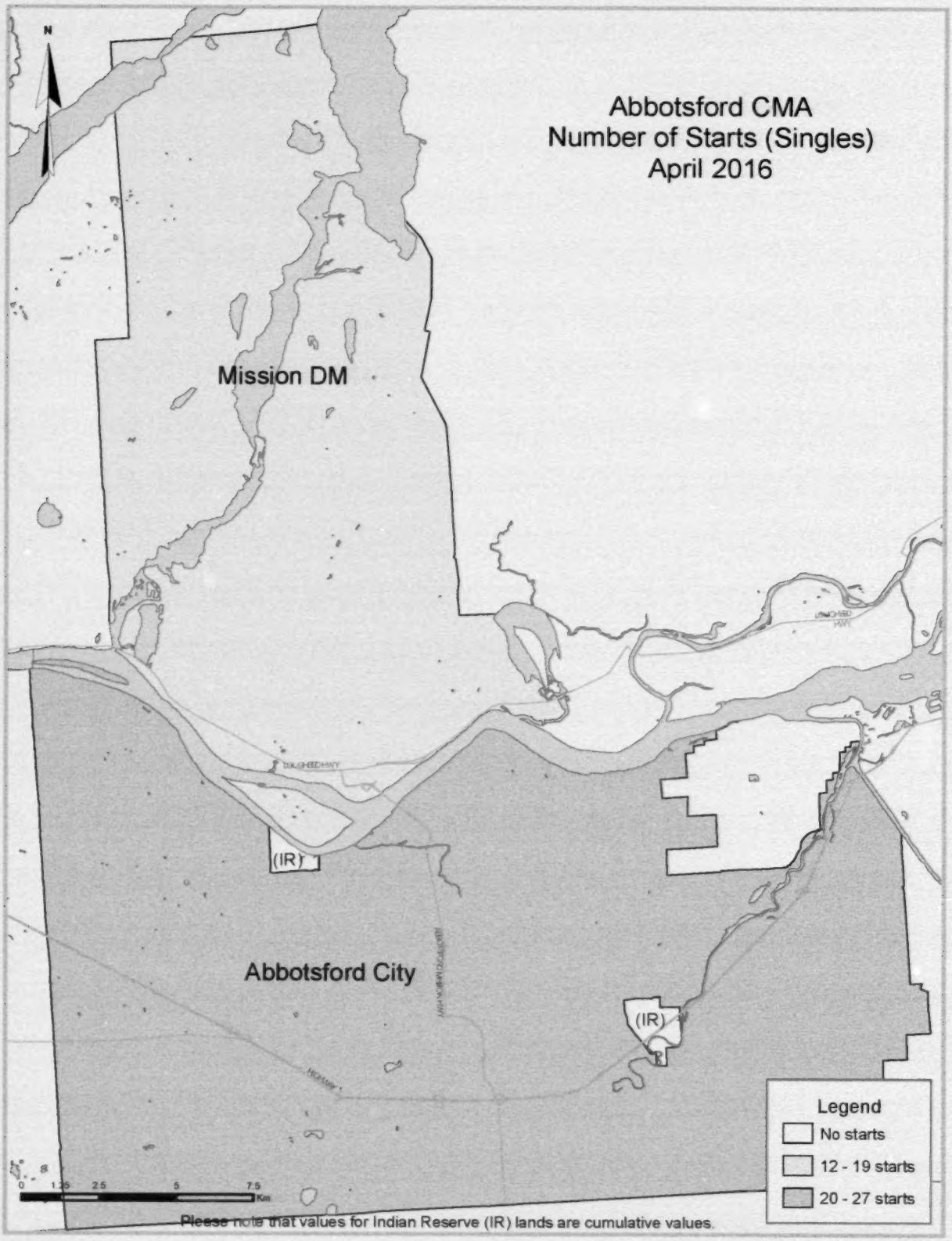

Vancouver CMA
Total Number of Starts
April 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
Burnaby
New Westminster
Delta
Richmond
Vancouver
U.E.L.
West Vancouver
Lion's Bay
Bowen Island
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 387 starts
388 - 774 starts
775 - 1161 starts

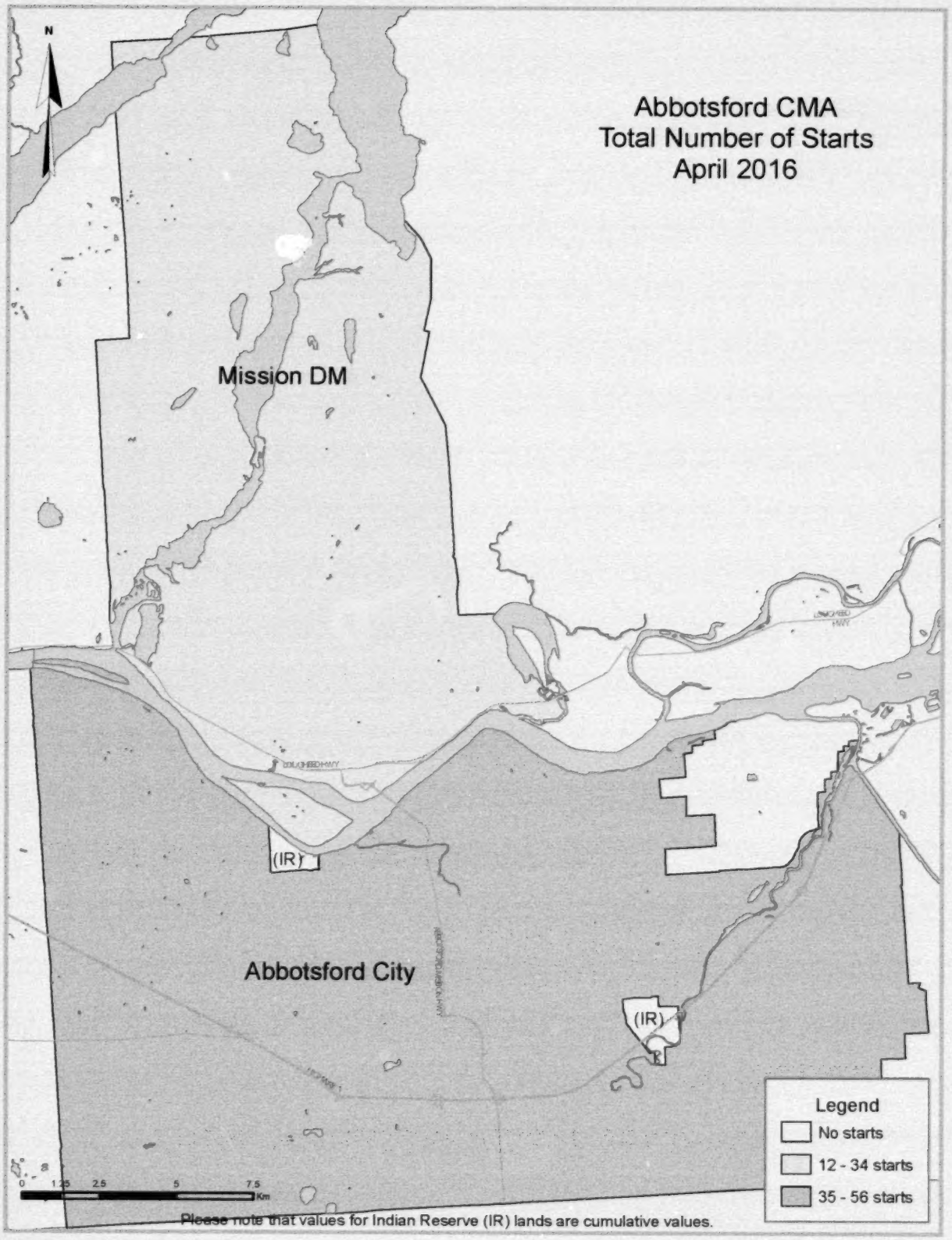

Vancouver CMA
Number of Starts (Multiples)
January - April 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
7 - 1033 starts
1034 - 2059 starts
2060 - 3085 starts

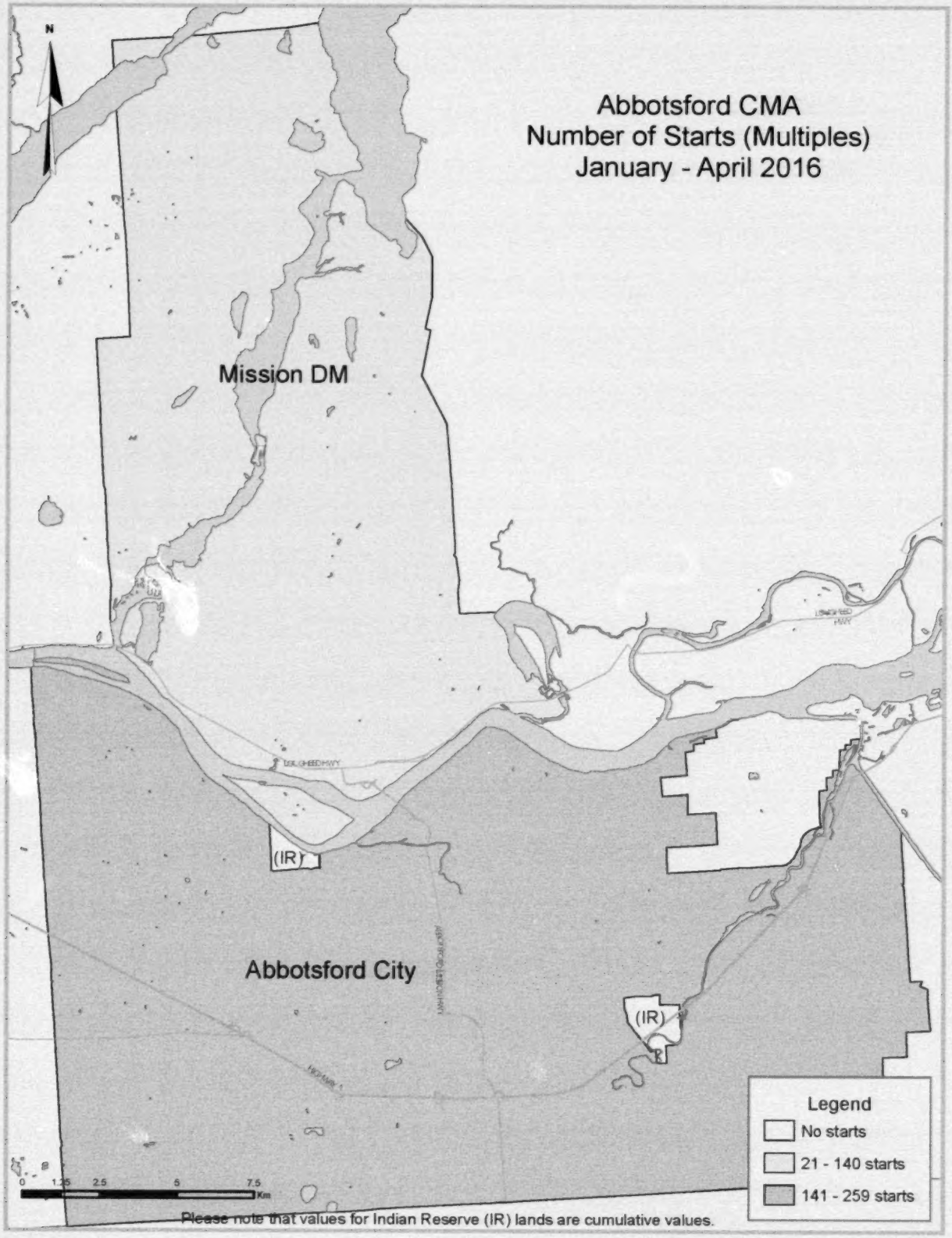

Vancouver CMA
Number of Starts (Singles)
January - April 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Vancouver
U.E.L.
Burnaby
New Westminster
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 143 starts
144 - 286 starts
287 - 429 starts

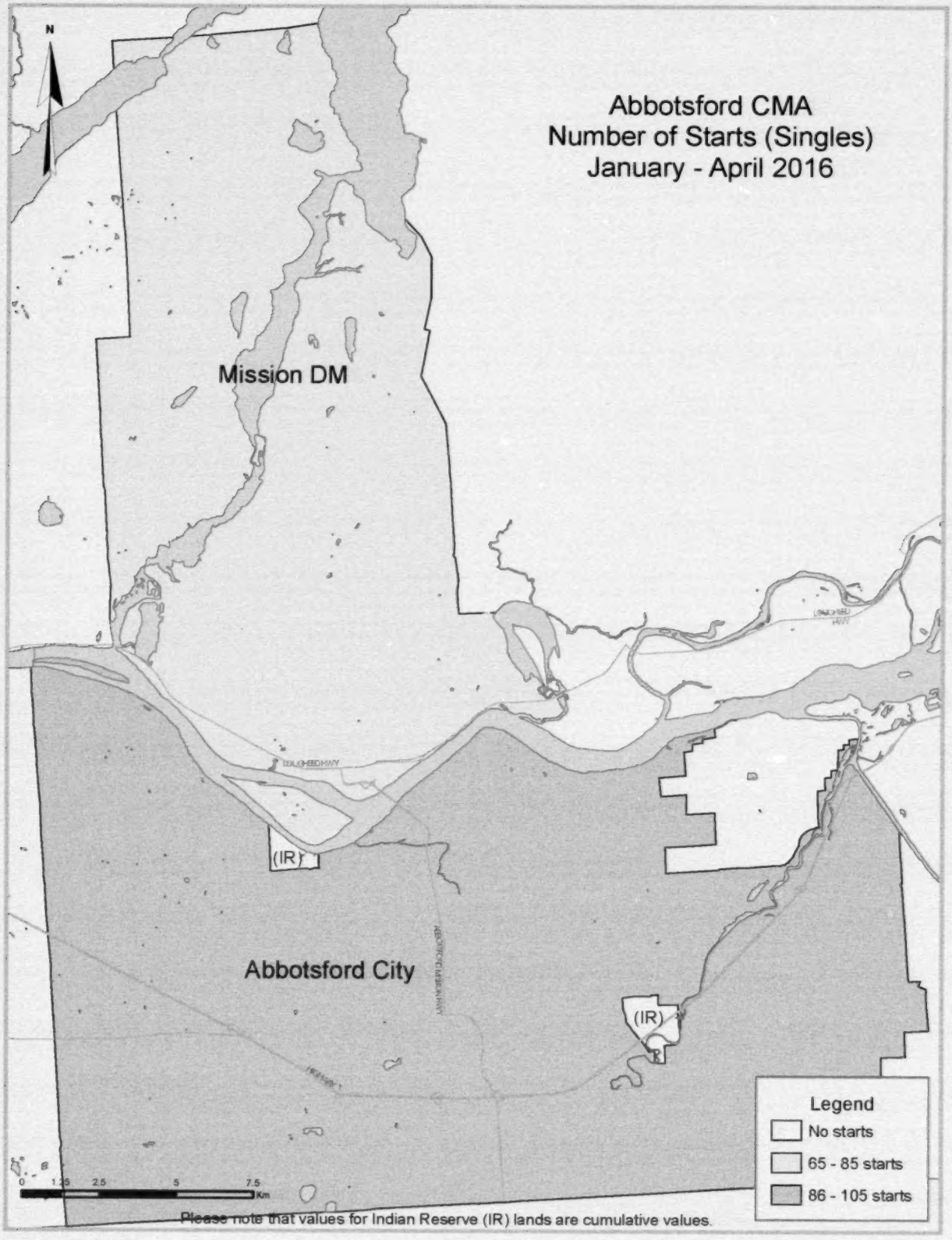

Vancouver CMA
Total Number of Starts
January - April 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 1172 starts
1173 - 2343 starts
2344 - 3514 starts

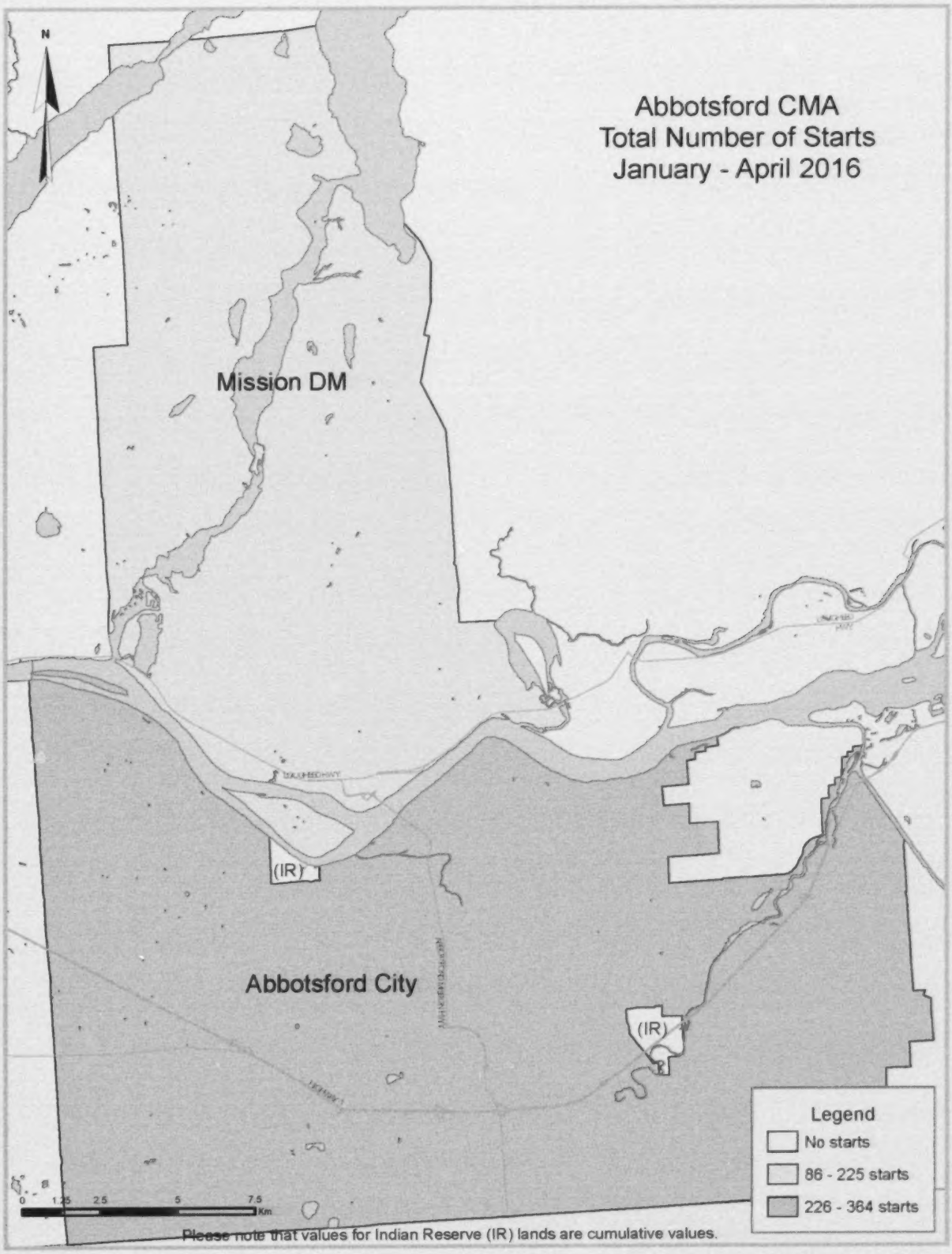

N
Abbotsford CMA
Number of Starts (Multiples)
April 2016
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
29 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
April 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
0 1.25 2.5 5 7.5 Km
Legend
No starts
12 - 19 starts
20 - 27 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
April 2016
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5 Km
Legend
No starts
12 - 34 starts
35 - 56 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - April 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
21 - 140 starts
141 - 259 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - April 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
65 - 85 starts
86 - 105 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - April 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
86 - 225 starts
226 - 364 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2016		
Vancouver CMA[1]	March 2016	April 2016
Trend[2]	25,960	27,305
SAAR	28,308	32,878
	April 2015	April 2016
Actual		
April - Single-Detached	418	458
April - Multiples	1,585	2,293
April - Total	2,003	2,751
January to April - Single-Detached	1,372	1,655
January to April - Multiples	4,914	8,177
January to April - Total	6,286	9,832

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2016	400	24	0	1	297	1,628	57	344	2,751
April 2015	373	28	0	7	212	1,100	38	245	2,003
% Change	7.2	-14.3	n/a	-85.7	40.1	48.0	50.0	40.4	37.3
Year-to-date 2016	1,429	88	28	18	1,088	4,881	210	2,090	9,832
Year-to-date 2015	1,204	112	8	15	792	3,209	153	793	6,286
% Change	18.7	-21.4	**	20.0	37.4	52.1	37.3	163.6	56.4
UNDER CONSTRUCTION									
April 2016	4,011	242	113	51	2,621	18,562	486	5,017	31,103
April 2015	3,769	294	8	29	2,221	16,321	357	3,503	26,502
% Change	6.4	-17.7	**	75.9	18.0	13.7	36.1	43.2	17.4
COMPLETIONS									
April 2016	290	40	0	6	241	283	37	220	1,117
April 2015	290	28	0	0	347	400	22	96	1,183
% Change	0.0	42.9	n/a	n/a	-30.5	-29.3	68.2	129.2	-5.6
Year-to-date 2016	1,266	106	4	18	899	3,496	129	966	6,884
Year-to-date 2015	1,039	102	0	3	916	1,769	121	527	4,477
% Change	21.8	3.9	n/a	**	-1.9	97.6	6.6	83.3	53.8
COMPLETED & NOT ABSORBED									
April 2016	607	54	0	10	114	611	n/a	n/a	1,396
April 2015	830	96	0	9	479	1,392	n/a	n/a	2,806
% Change	-26.9	-43.8	n/a	11.1	-76.2	-56.1	n/a	n/a	-50.2
ABSORBED									
April 2016	308	37	0	6	265	462	n/a	n/a	1,078
April 2015	352	37	0	3	429	479	n/a	n/a	1,300
% Change	-12.5	0.0	n/a	100.0	-38.2	-3.5	n/a	n/a	-17.1
Year-to-date 2016	1,368	125	4	17	1,021	3,634	n/a	n/a	6,169
Year-to-date 2015	1,224	109	0	7	1,016	1,895	n/a	n/a	4,251
% Change	11.8	14.7	n/a	142.9	0.5	91.8	n/a	n/a	45.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
April 2016	38	8	0	0	33	6	0	151	236
April 2015	35	6	0	0	0	165	0	28	234
Delta									
April 2016	11	0	0	0	0	0	0	7	18
April 2015	9	0	0	0	0	0	0	7	16
Langley									
April 2016	25	2	0	0	107	0	3	3	140
April 2015	29	0	0	2	59	0	0	112	202
Maple Ridge / Pitt Meadows									
April 2016	45	0	0	0	7	0	0	0	52
April 2015	55	2	0	0	36	0	1	0	94
New Westminster									
April 2016	4	2	0	0	0	0	0	2	8
April 2015	1	0	0	0	0	0	0	0	1
North Vancouver									
April 2016	10	0	0	0	7	247	2	7	273
April 2015	20	0	0	0	0	0	1	0	21
Richmond									
April 2016	26	0	0	0	23	188	0	8	245
April 2015	33	0	0	0	5	0	1	7	46
Surrey									
April 2016	110	0	0	0	65	0	1	46	222
April 2015	86	0	0	4	81	659	0	41	871
Tri-Cities									
April 2016	37	4	0	0	26	132	2	21	222
April 2015	25	0	0	1	19	0	1	13	59
University Endowment Lands									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	1	0	0	0	0	0	0	0	1
Vancouver City									
April 2016	71	8	0	0	29	909	49	95	1,161
April 2015	66	20	0	0	12	276	34	33	441
West Vancouver									
April 2016	15	0	0	0	0	57	0	0	72
April 2015	4	0	0	0	0	0	0	0	4
White Rock									
April 2016	8	0	0	0	0	89	0	4	101
April 2015	6	0	0	0	0	0	0	4	10
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2016	400	24	0	1	297	1,628	57	344	2,751
April 2015	373	28	0	7	212	1,100	38	245	2,003

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
April 2016	351	82	0	0	158	2,719	0	365	3,675
April 2015	324	92	0	0	106	2,749	0	201	3,472
Delta									
April 2016	98	4	0	14	41	366	1	65	589
April 2015	135	2	0	0	108	77	2	134	458
Langley									
April 2016	180	2	40	4	370	436	4	194	1,230
April 2015	212	2	5	6	273	329	0	193	1,020
Maple Ridge / Pitt Meadows									
April 2016	242	8	9	0	254	47	3	14	577
April 2015	259	10	0	0	235	308	4	0	816
New Westminster									
April 2016	68	8	0	0	27	474	0	551	1,128
April 2015	49	2	0	0	65	600	0	0	716
North Vancouver									
April 2016	191	12	0	0	47	1,405	17	438	2,110
April 2015	187	20	0	0	169	791	6	304	1,477
Richmond									
April 2016	451	4	0	16	222	3,155	5	363	4,216
April 2015	379	10	0	6	185	2,844	9	378	3,811
Surrey									
April 2016	846	2	3	2	1,049	1,807	2	492	4,203
April 2015	719	6	0	9	724	1,778	22	345	3,603
Tri-Cities									
April 2016	246	8	0	0	270	1,589	5	160	2,278
April 2015	230	6	3	6	216	1,117	7	149	1,734
University Endowment Lands									
April 2016	17	0	0	0	11	372	0	0	400
April 2015	18	0	0	0	11	340	0	94	463
Vancouver City									
April 2016	967	112	57	9	149	5,966	443	2,337	10,040
April 2015	888	140	0	2	92	5,183	305	1,647	8,257
West Vancouver									
April 2016	238	0	0	2	23	77	2	0	342
April 2015	237	2	0	0	24	105	0	0	368
White Rock									
April 2016	59	0	4	0	0	149	0	36	248
April 2015	81	2	0	0	0	100	0	56	239
First Nations									
April 2016	18	0	0	0	0	0	4	0	22
April 2015	4	0	0	0	0	0	1	0	5
Vancouver CMA									
April 2016	4,011	242	113	51	2,621	18,562	486	5,017	31,103
April 2015	3,769	294	8	29	2,221	16,321	357	3,503	26,502

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
April 2016	22	16	0	0	0	42	0	19	99
April 2015	17	8	0	0	28	12	0	8	73
Delta									
April 2016	7	0	0	0	0	41	1	7	56
April 2015	7	0	0	0	11	0	0	5	23
Langley									
April 2016	22	4	0	1	47	0	2	71	147
April 2015	20	0	0	0	49	0	3	9	81
Maple Ridge / Pitt Meadows									
April 2016	16	0	0	0	3	0	0	2	21
April 2015	29	0	0	0	75	0	0	0	104
New Westminster									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	6	0	0	0	0	0	0	0	6
North Vancouver									
April 2016	8	0	0	0	32	0	0	4	44
April 2015	6	2	0	0	5	44	0	3	60
Richmond									
April 2016	29	0	0	5	40	27	0	11	112
April 2015	27	2	0	0	23	0	0	4	56
Surrey									
April 2016	95	6	0	0	116	52	0	62	331
April 2015	64	0	0	0	51	273	2	24	414
Tri-Cities									
April 2016	19	0	0	0	0	0	1	11	31
April 2015	46	0	0	0	88	71	1	25	231
University Endowment Lands									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2016	56	14	0	0	3	121	33	28	255
April 2015	46	16	0	0	0	0	15	13	90
West Vancouver									
April 2016	8	0	0	0	0	0	0	0	8
April 2015	6	0	0	0	0	0	0	0	6
White Rock									
April 2016	7	0	0	0	0	0	0	5	12
April 2015	8	0	0	0	0	0	0	5	13
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	7	0	0	0	0	0	1	0	8
Vancouver CMA									
April 2016	290	40	0	6	241	283	37	220	1,117
April 2015	290	28	0	0	347	400	22	96	1,183

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
April 2016	62	14	0	0	0	3	n/a	n/a	79
April 2015	56	25	0	0	45	10	n/a	n/a	136
Delta									
April 2016	10	0	0	0	7	0	n/a	n/a	17
April 2015	14	0	0	0	7	24	n/a	n/a	45
Langley									
April 2016	18	0	0	5	6	3	n/a	n/a	32
April 2015	38	0	0	3	52	101	n/a	n/a	194
Maple Ridge / Pitt Meadows									
April 2016	12	0	0	0	9	149	n/a	n/a	170
April 2015	58	2	0	0	29	108	n/a	n/a	197
New Westminster									
April 2016	1	0	0	0	4	146	n/a	n/a	151
April 2015	7	0	0	0	25	30	n/a	n/a	62
North Vancouver									
April 2016	11	1	0	0	9	94	n/a	n/a	115
April 2015	29	6	0	0	21	184	n/a	n/a	240
Richmond									
April 2016	135	2	0	2	16	45	n/a	n/a	200
April 2015	141	1	0	2	40	142	n/a	n/a	326
Surrey									
April 2016	55	1	0	2	56	54	n/a	n/a	168
April 2015	133	2	0	2	220	296	n/a	n/a	653
Tri-Cities									
April 2016	33	0	0	0	2	35	n/a	n/a	70
April 2015	54	0	0	0	5	183	n/a	n/a	242
University Endowment Lands									
April 2016	1	0	0	0	0	1	n/a	n/a	2
April 2015	0	0	0	0	1	6	n/a	n/a	7
Vancouver City									
April 2016	239	35	0	1	5	78	n/a	n/a	358
April 2015	265	59	0	2	18	292	n/a	n/a	636
West Vancouver									
April 2016	12	0	0	0	0	0	n/a	n/a	12
April 2015	18	0	0	0	2	2	n/a	n/a	22
White Rock									
April 2016	18	1	0	0	0	3	n/a	n/a	22
April 2015	14	1	0	0	13	14	n/a	n/a	42
First Nations									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
April 2016	607	54	0	10	114	611	n/a	n/a	1,396
April 2015	830	96	0	9	479	1,392	n/a	n/a	2,806

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
April 2016	22	14	0	0	0	52	n/a	n/a	88
April 2015	36	13	0	0	18	20	n/a	n/a	87
Delta									
April 2016	12	0	0	0	0	41	n/a	n/a	53
April 2015	7	0	0	0	11	0	n/a	n/a	18
Langley									
April 2016	16	4	0	1	51	17	n/a	n/a	89
April 2015	22	0	0	2	58	13	n/a	n/a	95
Maple Ridge / Pitt Meadows									
April 2016	18	0	0	0	3	0	n/a	n/a	21
April 2015	35	0	0	0	73	0	n/a	n/a	108
New Westminster									
April 2016	2	0	0	0	5	46	n/a	n/a	53
April 2015	10	2	0	0	1	11	n/a	n/a	24
North Vancouver									
April 2016	9	0	0	0	34	0	n/a	n/a	43
April 2015	8	2	0	0	6	45	n/a	n/a	61
Richmond									
April 2016	23	0	0	5	46	33	n/a	n/a	107
April 2015	41	2	0	1	36	45	n/a	n/a	125
Surrey									
April 2016	107	5	0	0	118	98	n/a	n/a	328
April 2015	70	0	0	0	116	225	n/a	n/a	411
Tri-Cities									
April 2016	23	0	0	0	6	1	n/a	n/a	30
April 2015	52	0	0	0	88	76	n/a	n/a	216
University Endowment Lands									
April 2016	0	0	0	0	0	2	n/a	n/a	2
April 2015	0	0	0	0	0	2	n/a	n/a	2
Vancouver City									
April 2016	59	14	0	0	1	171	n/a	n/a	245
April 2015	50	18	0	0	4	39	n/a	n/a	111
West Vancouver									
April 2016	11	0	0	0	1	0	n/a	n/a	12
April 2015	9	0	0	0	0	0	n/a	n/a	9
White Rock									
April 2016	5	0	0	0	0	1	n/a	n/a	6
April 2015	3	0	0	0	2	3	n/a	n/a	8
First Nations									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	7	0	0	0	0	0	n/a	n/a	7
Vancouver CMA									
April 2016	308	37	0	6	265	462	n/a	n/a	1,078
April 2015	352	37	0	3	429	479	n/a	n/a	1,300

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	8	0	0	0	0	10	6	16	14	14.3
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	4	1	4	0	0	0	4	0	12	1	**
Burnaby - Central Park	2	3	0	2	0	0	1	167	3	172	-98.3
Burnaby - Remainder	25	23	4	4	33	0	142	20	204	47	**
Burnaby Total	38	35	8	6	33	0	157	193	236	234	0.9
Coquitlam	32	27	4	2	4	17	151	13	191	59	**
Delta - Tsawwassen	4	1	0	0	0	0	1	0	5	1	**
Delta - Ladner	2	0	0	0	0	0	1	0	3	0	n/a
Delta - North	5	8	0	0	0	0	5	7	10	15	-33.3
Delta	11	9	0	0	0	0	7	7	18	16	12.5
Langley City	0	4	0	0	14	0	0	0	14	4	**
Langley District	28	27	2	2	93	57	3	112	126	198	-36.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	44	54	0	0	7	36	0	0	51	90	-43.3
New Westminster	4	1	2	0	0	0	2	0	8	1	**
North Vancouver City	5	5	0	0	7	0	4	0	16	5	**
North Vancouver DM	7	16	0	0	0	0	250	0	257	16	**
Pitt Meadows	1	2	0	2	0	0	0	0	1	4	-75.0
Port Coquitlam	5	0	4	0	18	0	2	0	29	0	n/a
Port Moody	2	0	0	0	0	0	0	0	2	0	n/a
Richmond	26	34	6	2	17	3	196	7	245	46	**
Surrey - South	47	33	0	2	25	39	12	5	84	79	6.3
Surrey - Cloverdale	13	7	0	0	0	6	7	2	20	15	33.3
Surrey - North	43	40	0	0	40	34	20	25	103	99	4.0
Surrey - Guildford	1	2	0	0	0	0	1	2	2	4	-50.0
Surrey - Whalley	7	8	0	0	0	0	6	666	13	674	-98.1
Surrey Total	111	90	0	2	65	79	46	700	222	871	-74.5
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	353	61	353	61	**
Vancouver - Kitsilano	1	1	0	0	0	0	24	2	25	3	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	0	0	8	0	1	0	10	0	n/a
Vancouver - Kerrisdale	6	5	0	0	0	0	1	2	7	7	0.0
Vancouver - Marpole	3	3	0	0	0	0	0	1	3	4	-25.0
Vancouver - Eastside	85	65	4	14	4	12	172	177	265	268	-1.1
Vancouver - Mt. Pleasant	1	0	0	2	0	0	43	41	44	43	2.3
Vancouver - Strath/Grand	2	1	4	4	0	0	352	23	358	28	**
Vancouver - Westside	21	25	0	0	17	0	58	2	96	27	**
Vancouver Total	120	100	8	20	29	12	1,004	309	1,161	441	163.3
West Vancouver	15	4	0	0	0	0	57	0	72	4	**
White Rock	8	6	0	0	0	0	93	4	101	10	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	458	418	34	36	287	204	1,972	1,345	2,751	2,003	37.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	6	5	0	0	0	0	0	0	6	5	20.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	3	3	0	0	0	0	0	0	3	3	0.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	37	24	4	2	0	21	28	47	69	94	-26.6
Burnaby - Lougheed Mall	1	1	0	0	0	0	97	1	98	2	**
Burnaby - South & East	12	7	6	6	0	0	11	6	29	19	52.6
Burnaby - Central Park	6	11	4	2	0	0	787	173	797	186	**
Burnaby - Remainder	68	45	22	18	68	0	237	40	395	103	**
Burnaby Total	124	88	36	28	68	21	1,160	267	1,388	404	**
Coquitlam	126	83	28	40	18	30	602	69	774	222	**
Delta - Tsawwassen	12	14	0	0	0	0	3	20	15	34	-55.9
Delta - Ladner	13	6	2	0	33	15	2	2	50	23	117.4
Delta - North	11	19	0	0	0	0	11	18	22	37	-40.5
Delta	36	39	2	0	33	15	16	40	87	94	-7.4
Langley City	1	4	0	0	14	0	0	0	15	4	**
Langley District	84	85	4	4	256	167	20	207	364	463	-21.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	160	147	2	10	135	64	6	47	303	268	13.1
New Westminster	21	5	2	0	12	0	241	0	276	5	**
North Vancouver City	25	8	8	4	7	0	342	302	382	314	21.7
North Vancouver DM	43	40	0	0	15	32	503	99	561	171	**
Pitt Meadows	7	8	0	2	0	36	0	0	7	46	-84.8
Port Coquitlam	13	5	6	0	28	42	6	64	53	111	-52.3
Port Moody	6	4	0	0	7	0	0	0	13	4	**
Richmond	134	126	6	12	55	42	698	455	893	635	40.6
Surrey - South	135	91	16	14	174	103	35	19	360	227	58.6
Surrey - Cloverdale	27	27	0	4	17	30	17	9	61	70	-12.9
Surrey - North	138	123	0	2	93	100	75	134	306	359	-14.8
Surrey - Guildford	5	6	0	0	52	0	4	4	61	10	**
Surrey - Whalley	35	29	2	0	8	0	108	1,103	153	1,132	-86.5
Surrey Total	340	276	18	20	344	233	239	1,269	941	1,798	-47.7
University Endowment Lands	1	3	0	0	0	11	0	235	1	249	-99.6
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,171	160	1,171	160	**
Vancouver - Kitsilano	1	2	2	0	0	0	24	2	27	4	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	3	2	2	0	8	0	134	17	147	19	**
Vancouver - Kerrisdale	16	16	0	0	0	0	2	3	18	19	-5.3
Vancouver - Marpole	17	14	2	2	0	0	263	4	282	20	**
Vancouver - Eastside	281	228	14	44	31	18	474	599	800	889	-10.0
Vancouver - Mt. Pleasant	2	0	8	14	0	0	369	41	379	55	**
Vancouver - Strath/Grand	6	6	4	8	0	5	368	95	378	114	**
Vancouver - Westside	103	116	2	4	29	0	178	19	312	139	124.5
Vancouver Total	429	384	34	72	68	23	2,983	940	3,514	1,419	147.6
West Vancouver	60	43	0	2	0	0	57	0	117	45	160.0
White Rock	13	16	0	2	0	0	98	8	111	26	**
First Nations	22	0	0	0	0	0	0	0	22	0	n/a
Vancouver CMA	1,655	1,372	146	196	1,060	716	6,971	4,002	9,832	6,286	56.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	6	0	4	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	4	0
Burnaby - Central Park	0	0	0	0	0	165	1	2
Burnaby - Remainder	33	0	0	0	0	0	142	20
Burnaby Total	33	0	0	0	6	165	151	28
Coquitlam	4	17	0	0	132	0	19	13
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	5	7
Delta	0	0	0	0	0	0	7	7
Langley City	14	0	0	0	0	0	0	0
Langley District	93	57	0	0	0	0	3	112
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	7	36	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	2	0
North Vancouver City	7	0	0	0	0	0	4	0
North Vancouver DM	0	0	0	0	247	0	3	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	18	0	0	0	0	0	2	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	17	3	0	0	188	0	8	7
Surrey - South	25	39	0	0	0	0	12	5
Surrey - Cloverdale	0	6	0	0	0	0	7	2
Surrey - North	40	34	0	0	0	0	20	25
Surrey - Guildford	0	0	0	0	0	0	1	2
Surrey - Whalley	0	0	0	0	0	659	6	7
Surrey Total	65	79	0	0	0	659	46	41
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	353	61	0	0
Vancouver - Kitsilano	0	0	0	0	24	2	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	8	0	0	0	0	0	1	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	2
Vancouver - Marpole	0	0	0	0	0	0	0	1
Vancouver - Eastside	4	12	0	0	84	150	88	27
Vancouver - Mt. Pleasant	0	0	0	0	43	41	0	0
Vancouver - Strath/Grand	0	0	0	0	350	22	2	1
Vancouver - Westside	17	0	0	0	55	0	3	2
Vancouver Total	29	12	0	0	909	276	95	33
West Vancouver	0	0	0	0	57	0	0	0
White Rock	0	0	0	0	89	0	4	4
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	287	204	0	0	1,628	1,100	344	245

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	21	0	0	6	32	22	15
Burnaby - Lougheed Mall	0	0	0	0	97	0	0	1
Burnaby - South & East	0	0	0	0	0	0	11	6
Burnaby - Central Park	0	0	0	0	783	165	4	8
Burnaby - Remainder	68	0	0	0	63	0	174	40
Burnaby Total	68	21	0	0	949	197	211	70
Coquitlam	18	30	0	0	514	0	88	69
Delta - Tsawwassen	0	0	0	0	0	19	3	1
Delta - Ladner	33	15	0	0	0	0	2	2
Delta - North	0	0	0	0	0	0	11	18
Delta	33	15	0	0	0	19	16	21
Langley City	14	0	0	0	0	0	0	0
Langley District	256	167	0	0	0	74	20	133
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	135	64	0	0	0	47	6	0
New Westminster	12	0	0	0	0	0	241	0
North Vancouver City	7	0	0	0	225	302	117	0
North Vancouver DM	15	32	0	0	478	0	25	99
Pitt Meadows	0	36	0	0	0	0	0	0
Port Coquitlam	28	42	0	0	0	64	6	0
Port Moody	7	0	0	0	0	0	0	0
Richmond	55	42	0	0	673	431	25	24
Surrey - South	174	103	0	0	0	0	35	19
Surrey - Cloverdale	17	30	0	0	0	0	17	9
Surrey - North	93	100	0	0	0	56	75	78
Surrey - Guildford	52	0	0	0	0	0	4	4
Surrey - Whalley	8	0	0	0	81	1,077	27	26
Surrey Total	344	233	0	0	81	1,133	158	136
University Endowment Lands	0	11	0	0	0	235	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	493	160	678	0
Vancouver - Kitsilano	0	0	0	0	24	2	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	8	0	0	0	126	17	8	0
Vancouver - Kerrisdale	0	0	0	0	0	0	2	3
Vancouver - Marpole	0	0	0	0	261	0	2	4
Vancouver - Eastside	31	18	0	0	223	433	251	166
Vancouver - Mt. Pleasant	0	0	0	0	168	41	201	0
Vancouver - Strath/Grand	0	5	0	0	365	51	3	44
Vancouver - Westside	29	0	0	0	155	3	23	16
Vancouver Total	68	23	0	0	1,815	707	1,168	233
West Vancouver	0	0	0	0	57	0	0	0
White Rock	0	0	0	0	89	0	9	8
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,060	716	0	0	4,881	3,209	2,090	793

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Anmore	0	0	1	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	3	0	0	0	0	0	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	8	6	0	4	6	16	14
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	8	1	0	0	4	0	12	1
Burnaby - Central Park	2	5	0	165	1	2	3	172
Burnaby - Remainder	29	27	33	0	142	20	204	47
Burnaby Total	46	41	39	165	151	28	236	234
Coquitlam	30	25	140	20	21	14	191	59
Delta - Tsawwassen	4	1	0	0	1	0	5	1
Delta - Ladner	2	0	0	0	1	0	3	0
Delta - North	5	8	0	0	5	7	10	15
Delta	11	9	0	0	7	7	18	16
Langley City	0	4	14	0	0	0	14	4
Langley District	27	25	93	61	6	112	126	198
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	44	53	7	36	0	1	51	90
New Westminster	6	1	0	0	2	0	8	1
North Vancouver City	4	4	7	0	5	1	16	5
North Vancouver DM	6	16	247	0	4	0	257	16
Pitt Meadows	1	4	0	0	0	0	1	4
Port Coquitlam	9	0	18	0	2	0	29	0
Port Moody	2	0	0	0	0	0	2	0
Richmond	26	33	211	5	8	8	245	46
Surrey - South	47	33	25	41	12	5	84	79
Surrey - Cloverdale	13	7	0	6	7	2	20	15
Surrey - North	42	36	40	38	21	25	103	99
Surrey - Guildford	1	2	0	0	1	2	2	4
Surrey - Whalley	7	8	0	659	6	7	13	674
Surrey Total	110	86	65	744	47	41	222	871
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	353	61	0	0	353	61
Vancouver - Kitsilano	1	1	24	2	0	0	25	3
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	8	0	1	0	10	0
Vancouver - Kerrisdale	5	4	0	0	2	3	7	7
Vancouver - Marpole	3	3	0	0	0	1	3	4
Vancouver - Eastside	49	53	88	162	128	53	265	268
Vancouver - Mt. Pleasant	1	2	43	41	0	0	44	43
Vancouver - Strath/Grand	6	5	350	22	2	1	358	28
Vancouver - Westside	13	18	72	0	11	9	96	27
Vancouver Total	79	86	938	288	144	67	1,161	441
West Vancouver	15	4	57	0	0	0	72	4
White Rock	8	6	89	0	4	4	101	10
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	424	401	1,926	1,319	401	283	2,751	2,003

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	5	4	1	0	0	1	6	5
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	3	3	0	0	0	0	3	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	41	26	6	53	22	15	69	94
Burnaby - Lougheed Mall	1	1	97	0	0	1	98	2
Burnaby - South & East	18	13	0	0	11	6	29	19
Burnaby - Central Park	10	13	783	165	4	8	797	186
Burnaby - Remainder	90	63	131	0	174	40	395	103
Burnaby Total	160	116	1,017	218	211	70	1,388	404
Coquitlam	124	83	558	68	92	71	774	222
Delta - Tsawwassen	8	14	4	19	3	1	15	34
Delta - Ladner	10	6	38	15	2	2	50	23
Delta - North	11	19	0	0	11	18	22	37
Delta	29	39	42	34	16	21	87	94
Langley City	1	4	14	0	0	0	15	4
Langley District	99	84	238	240	27	139	364	463
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	159	144	137	121	7	3	303	268
New Westminster	23	5	12	0	241	0	276	5
North Vancouver City	27	11	232	302	123	1	382	314
North Vancouver DM	39	40	493	32	29	99	561	171
Pitt Meadows	6	10	0	36	1	0	7	46
Port Coquitlam	19	5	28	106	6	0	53	111
Port Moody	6	4	7	0	0	0	13	4
Richmond	123	118	743	489	27	28	893	635
Surrey - South	134	91	191	117	35	19	360	227
Surrey - Cloverdale	27	30	17	30	17	10	61	70
Surrey - North	145	115	85	164	76	80	306	359
Surrey - Guildford	5	6	52	0	4	4	61	10
Surrey - Whalley	35	29	91	1,077	27	26	153	1,132
Surrey Total	346	271	436	1,388	159	139	941	1,798
University Endowment Lands	1	3	0	246	0	0	1	249
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	493	160	678	0	1,171	160
Vancouver - Kitsilano	3	2	24	2	0	0	27	4
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	4	1	134	17	9	1	147	19
Vancouver - Kerrisdale	13	10	0	0	5	9	18	19
Vancouver - Marpole	17	16	261	0	4	4	282	20
Vancouver - Eastside	148	165	254	453	398	271	800	889
Vancouver - Mt. Pleasant	10	14	168	41	201	0	379	55
Vancouver - Strath/Grand	8	14	365	56	5	44	378	114
Vancouver - Westside	81	97	184	5	47	37	312	139
Vancouver Total	284	319	1,883	734	1,347	366	3,514	1,419
West Vancouver	59	43	57	2	1	0	117	45
White Rock	13	18	89	0	9	8	111	26
First Nations	18	0	0	0	4	0	22	0
Vancouver CMA	1,545	1,324	5,987	4,016	2,300	946	9,832	6,286

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	1	0	0	0	17	0	0	0	18	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	7	0	0	0	0	3	5	8	12	-33.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	1	0	4	0	5	2	0	4	10	-60.0
Burnaby - Central Park	1	1	0	0	0	0	1	12	2	13	-84.6
Burnaby - Remainder	14	8	16	4	0	23	55	3	85	38	123.7
Burnaby Total	22	17	16	8	0	28	61	20	99	73	35.6
Coquitlam	19	43	0	10	0	36	10	96	29	185	-84.3
Delta - Tsawwassen	1	2	0	0	0	0	42	0	43	2	**
Delta - Ladner	0	1	0	0	0	0	0	1	0	2	-100.0
Delta - North	7	4	0	0	0	11	6	4	13	19	-31.6
Delta	8	7	0	0	0	11	48	5	56	23	143.5
Langley City	1	2	0	0	0	0	0	0	1	2	-50.0
Langley District	24	21	4	0	47	49	71	9	146	79	84.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	14	25	0	18	3	57	1	0	18	100	-82.0
New Westminster	1	6	0	0	0	0	0	0	1	6	-83.3
North Vancouver City	1	3	0	2	0	5	1	2	2	12	-83.3
North Vancouver DM	7	3	0	0	32	0	3	45	42	48	-12.5
Pitt Meadows	2	4	0	0	0	0	1	0	3	4	-25.0
Port Coquitlam	1	4	0	0	0	42	1	0	2	46	-95.7
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	34	27	2	8	38	17	38	4	112	56	100.0
Surrey - South	25	21	2	0	48	12	63	45	138	78	76.9
Surrey - Cloverdale	8	6	4	0	45	18	6	1	63	25	152.0
Surrey - North	42	36	0	0	11	17	30	17	83	70	18.6
Surrey - Guildford	1	0	0	0	12	0	1	0	14	0	n/a
Surrey - Whalley	19	3	0	0	0	4	14	234	33	241	-86.3
Surrey Total	95	66	6	0	116	51	114	297	331	414	-20.0
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - False Creek	0	0	0	0	0	0	86	0	86	0	n/a
Vancouver - Granville/Oak	0	2	0	4	0	0	4	0	4	6	-33.3
Vancouver - Kerrisdale	3	5	0	0	0	0	1	2	4	7	-42.9
Vancouver - Marpole	6	8	0	0	0	0	0	1	6	9	-33.3
Vancouver - Eastside	53	20	8	4	3	0	49	8	113	32	**
Vancouver - Mt. Pleasant	1	1	4	2	0	0	0	0	5	3	66.7
Vancouver - Strath/Grand	0	2	2	4	0	0	0	0	2	6	-66.7
Vancouver - Westside	26	23	0	0	0	0	9	2	35	25	40.0
Vancouver Total	89	61	14	16	3	0	149	13	255	90	183.3
West Vancouver	8	6	0	0	0	0	0	0	8	6	33.3
White Rock	7	8	0	0	0	0	5	5	12	13	-7.7
First Nations	0	8	0	0	0	0	0	0	0	8	-100.0
Vancouver CMA	333	312	42	62	239	313	503	496	1,117	1,183	-5.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	8	3	0	0	0	0	0	0	8	3	166.7
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	2	8	0	0	0	17	0	0	2	25	-92.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	26	26	0	4	0	0	15	9	41	39	5.1
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	1	4	2	100.0
Burnaby - South & East	7	8	0	8	0	42	251	3	258	61	**
Burnaby - Central Park	10	13	2	2	0	4	51	239	63	258	-75.6
Burnaby - Remainder	68	56	36	20	0	37	95	65	199	178	11.8
Burnaby Total	113	104	38	34	0	83	414	317	565	538	5.0
Coquitlam	91	98	26	18	54	60	350	243	521	419	24.3
Delta - Tsawwassen	10	6	0	0	0	0	167	0	177	6	**
Delta - Ladner	6	3	0	0	18	0	1	2	25	5	**
Delta - North	28	24	0	0	8	19	25	20	61	63	-3.2
Delta	44	33	0	0	26	19	193	22	263	74	**
Langley City	2	4	0	0	0	0	0	0	2	4	-50.0
Langley District	76	64	16	0	145	164	190	94	427	322	32.6
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	112	56	2	20	73	94	41	22	228	192	18.8
New Westminster	15	18	0	4	22	12	458	0	495	34	**
North Vancouver City	9	5	2	4	0	12	5	120	16	141	-88.7
North Vancouver DM	39	48	0	0	93	0	89	99	221	147	50.3
Pitt Meadows	7	6	0	0	0	4	1	64	8	74	-89.2
Port Coquitlam	7	5	2	0	9	42	4	66	22	113	-80.5
Port Moody	10	1	0	0	21	0	0	0	31	1	**
Richmond	160	79	10	8	105	21	569	188	844	296	185.1
Surrey - South	89	66	6	18	81	63	213	85	389	232	67.7
Surrey - Cloverdale	37	18	4	0	72	99	24	6	137	123	11.4
Surrey - North	133	133	0	2	81	131	245	66	459	332	38.3
Surrey - Guildford	5	2	0	0	44	21	5	1	54	24	125.0
Surrey - Whalley	55	29	0	0	0	4	40	350	95	383	-75.2
Surrey Total	319	248	10	20	278	318	527	508	1,134	1,094	3.7
University Endowment Lands	2	1	0	0	0	0	77	0	79	1	**
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	289	81	289	81	**
Vancouver - Kitsilano	1	3	0	4	0	0	0	1	1	8	-87.5
Vancouver - False Creek	0	0	0	0	0	0	241	189	241	189	27.5
Vancouver - Granville/Oak	3	4	0	4	10	0	11	4	24	12	100.0
Vancouver - Kerrisdale	11	14	0	0	0	0	24	31	35	45	-22.2
Vancouver - Marpole	25	21	2	4	0	0	13	96	40	121	-66.9
Vancouver - Eastside	186	192	18	36	3	0	609	91	816	319	155.8
Vancouver - Mt. Pleasant	1	1	16	8	9	0	0	23	26	32	-18.8
Vancouver - Strath/Grand	5	2	8	6	0	0	49	12	62	20	**
Vancouver - Westside	95	78	0	0	9	0	286	10	390	88	**
Vancouver Total	327	315	44	62	31	0	1,522	538	1,924	915	110.3
West Vancouver	42	38	0	2	0	0	0	0	42	40	5.0
White Rock	25	21	2	0	0	0	22	15	49	36	36.1
First Nations	0	8	0	0	0	0	0	0	0	8	-100.0
Vancouver CMA	1,413	1,163	152	172	857	846	4,462	2,296	6,884	4,477	53.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	17	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	3	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	5	0	0	0	0	2	0
Burnaby - Central Park	0	0	0	0	0	12	1	0
Burnaby - Remainder	0	23	0	0	42	0	13	3
Burnaby Total	0	28	0	0	42	12	19	8
Coquitlam	0	36	0	0	0	71	10	25
Delta - Tsawwassen	0	0	0	0	41	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	0	11	0	0	0	0	6	4
Delta	0	11	0	0	41	0	7	5
Langley City	0	0	0	0	0	0	0	0
Langley District	47	49	0	0	0	0	71	9
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	3	57	0	0	0	0	1	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	5	0	0	0	0	1	2
North Vancouver DM	32	0	0	0	0	44	3	1
Pitt Meadows	0	0	0	0	0	0	1	0
Port Coquitlam	0	42	0	0	0	0	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	38	17	0	0	27	0	11	4
Surrey - South	48	12	0	0	52	42	11	3
Surrey - Cloverdale	45	18	0	0	0	0	6	1
Surrey - North	11	17	0	0	0	0	30	17
Surrey - Guildford	12	0	0	0	0	0	1	0
Surrey - Whalley	0	4	0	0	0	231	14	3
Surrey Total	116	51	0	0	52	273	62	24
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	86	0	0	0
Vancouver - Granville/Oak	0	0	0	0	4	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	2
Vancouver - Marpole	0	0	0	0	0	0	0	1
Vancouver - Eastside	3	0	0	0	31	0	18	8
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	9	2
Vancouver Total	3	0	0	0	121	0	28	13
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	5	5
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	239	313	0	0	283	400	220	96

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	17	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	15	9
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	1
Burnaby - South & East	0	42	0	0	245	0	6	3
Burnaby - Central Park	0	4	0	0	44	236	7	3
Burnaby - Remainder	0	37	0	0	42	45	53	20
Burnaby Total	0	83	0	0	331	281	83	36
Coquitlam	54	60	0	0	313	181	37	62
Delta - Tsawwassen	0	0	0	0	99	0	68	0
Delta - Ladner	18	0	0	0	0	0	1	2
Delta - North	8	19	0	0	0	0	25	20
Delta	26	19	0	0	99	0	94	22
Langley City	0	0	0	0	0	0	0	0
Langley District	145	164	0	0	100	65	90	29
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	73	94	0	0	40	22	1	0
New Westminster	22	12	0	0	452	0	6	0
North Vancouver City	0	12	0	0	0	0	5	120
North Vancouver DM	93	0	0	0	0	74	89	25
Pitt Meadows	0	4	0	0	0	64	1	0
Port Coquitlam	9	42	0	0	0	66	4	0
Port Moody	21	0	0	0	0	0	0	0
Richmond	105	21	0	0	540	166	29	22
Surrey - South	81	63	0	0	191	75	22	10
Surrey - Cloverdale	72	99	0	0	0	0	24	6
Surrey - North	81	131	0	0	163	0	82	66
Surrey - Guildford	44	21	0	0	0	0	5	1
Surrey - Whalley	0	4	0	0	0	334	40	16
Surrey Total	278	318	0	0	354	409	173	99
University Endowment Lands	0	0	0	0	77	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	97	81	192	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	241	189	0	0
Vancouver - Granville/Oak	10	0	0	0	11	3	0	1
Vancouver - Kerrisdale	0	0	0	0	22	27	2	4
Vancouver - Marpole	0	0	0	0	8	92	5	4
Vancouver - Eastside	3	0	0	0	534	14	75	77
Vancouver - Mt. Pleasant	9	0	0	0	0	23	0	0
Vancouver - Strath/Grand	0	0	0	0	6	12	43	0
Vancouver - Westside	9	0	0	0	268	0	18	10
Vancouver Total	31	0	0	0	1,187	441	335	97
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	3	0	19	15
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	857	846	0	0	3,496	1,769	966	527

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	1	0	17	0	0	0	18
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	7	0	0	3	5	8	12
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	5	0	5	2	0	4	10
Burnaby - Central Park	1	1	0	12	1	0	2	13
Burnaby - Remainder	30	12	42	23	13	3	85	38
Burnaby Total	38	25	42	40	19	8	99	73
Coquitlam	18	43	0	117	11	25	29	185
Delta - Tsawwassen	1	2	41	0	1	0	43	2
Delta - Ladner	0	1	0	0	0	1	0	2
Delta - North	6	4	0	11	7	4	13	19
Delta	7	7	41	11	8	5	56	23
Langley City	1	2	0	0	0	0	1	2
Langley District	25	18	48	49	73	12	146	79
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	14	25	3	75	1	0	18	100
New Westminster	1	6	0	0	0	0	1	6
North Vancouver City	1	5	0	5	1	2	2	12
North Vancouver DM	7	3	32	44	3	1	42	48
Pitt Meadows	2	4	0	0	1	0	3	4
Port Coquitlam	1	3	0	42	1	1	2	46
Port Moody	0	0	0	0	0	0	0	0
Richmond	29	29	72	23	11	4	112	56
Surrey - South	27	21	100	54	11	3	138	78
Surrey - Cloverdale	12	6	45	18	6	1	63	25
Surrey - North	42	34	11	17	30	19	83	70
Surrey - Guildford	1	0	12	0	1	0	14	0
Surrey - Whalley	19	3	0	235	14	3	33	241
Surrey Total	101	64	168	324	62	26	331	414
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	2	0	0	0	0	0	2
Vancouver - False Creek	0	0	86	0	0	0	86	0
Vancouver - Granville/Oak	0	6	4	0	0	0	4	6
Vancouver - Kerrisdale	2	5	0	0	2	2	4	7
Vancouver - Marpole	4	7	0	0	2	2	6	9
Vancouver - Eastside	35	12	34	0	44	20	113	32
Vancouver - Mt. Pleasant	5	3	0	0	0	0	5	3
Vancouver - Strath/Grand	2	6	0	0	0	0	2	6
Vancouver - Westside	22	21	0	0	13	4	35	25
Vancouver Total	70	62	124	0	61	28	255	90
West Vancouver	8	6	0	0	0	0	8	6
White Rock	7	8	0	0	5	5	12	13
First Nations	0	7	0	0	0	1	0	8
Vancouver CMA	330	318	530	747	257	118	1,117	1,183

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
April 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	6.7	4	26.7	1	6.7	5	33.3	4	26.7	15	1,600,000	1,582,928
Year-to-date 2015	1	20.0	0	0.0	2	40.0	1	20.0	1	20.0	5	-	1,860,608
Belcarra													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Bowen Island													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2015	3	42.9	2	28.6	2	28.6	0	0.0	0	0.0	7	-	-
Burnaby													
April 2016	0	0.0	0	0.0	6	27.3	12	54.5	4	18.2	22	1,855,000	1,987,802
April 2015	0	0.0	1	2.8	20	55.6	14	38.9	1	2.8	36	1,460,000	1,479,329
Year-to-date 2016	0	0.0	2	1.9	31	29.0	59	55.1	15	14.0	107	1,690,000	1,848,271
Year-to-date 2015	0	0.0	9	7.2	70	56.0	43	34.4	3	2.4	125	1,410,000	1,453,005
Coquitlam													
April 2016	0	0.0	1	4.5	17	77.3	4	18.2	0	0.0	22	1,382,500	1,344,127
April 2015	0	0.0	43	84.3	7	13.7	1	2.0	0	0.0	51	925,000	948,568
Year-to-date 2016	1	0.9	10	9.3	72	66.7	24	22.2	1	0.9	108	1,345,000	1,321,335
Year-to-date 2015	2	1.7	76	63.9	31	26.1	10	8.4	0	0.0	119	950,000	1,029,312
Delta													
April 2016	0	0.0	0	0.0	5	41.7	4	33.3	3	25.0	12	1,535,000	2,177,016
April 2015	0	0.0	4	57.1	3	42.9	0	0.0	0	0.0	7	-	999,849
Year-to-date 2016	0	0.0	5	12.8	23	59.0	8	20.5	3	7.7	39	1,295,000	1,538,778
Year-to-date 2015	1	2.5	21	52.5	17	42.5	1	2.5	0	0.0	40	950,000	1,076,685
Langley City													
April 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
April 2015	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2015	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	-	-
Langley District													
April 2016	1	6.3	9	56.3	3	18.8	3	18.8	0	0.0	16	895,000	1,097,003
April 2015	13	59.1	4	18.2	3	13.6	2	9.1	0	0.0	22	702,500	852,316
Year-to-date 2016	18	26.9	33	49.3	11	16.4	4	6.0	1	1.5	67	865,000	954,838
Year-to-date 2015	42	58.3	12	16.7	7	9.7	9	12.5	2	2.8	72	715,000	957,439

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Maple Ridge													
April 2016	15	93.8	0	0.0	0	0.0	1	6.3	0	0.0	16	627,500	680,892
April 2015	29	85.3	3	8.8	2	5.9	0	0.0	0	0.0	34	615,000	639,976
Year-to-date 2016	116	85.3	11	8.1	8	5.9	1	0.7	0	0.0	136	590,000	648,486
Year-to-date 2015	73	89.0	5	6.1	4	4.9	0	0.0	0	0.0	82	610,000	633,160
New Westminster													
April 2016	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
April 2015	3	30.0	5	50.0	2	20.0	0	0.0	0	0.0	10	782,500	838,900
Year-to-date 2016	2	9.5	6	28.6	11	52.4	2	9.5	0	0.0	21	995,000	1,070,464
Year-to-date 2015	8	33.3	12	50.0	4	16.7	0	0.0	0	0.0	24	782,500	832,852
North Vancouver City													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	4	50.0	4	50.0	0	0.0	8	-	1,454,200
Year-to-date 2015	0	0.0	0	0.0	7	58.3	5	41.7	0	0.0	12	-	1,525,111
North Vancouver DM													
April 2016	0	0.0	0	0.0	1	11.1	6	66.7	2	22.2	9	-	2,222,761
April 2015	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	-	2,191,000
Year-to-date 2016	0	0.0	0	0.0	6	11.3	34	64.2	13	24.5	53	2,025,000	2,184,752
Year-to-date 2015	0	0.0	0	0.0	12	20.7	36	62.1	10	17.2	58	2,010,000	2,060,653
Pitt Meadows													
April 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
April 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	-	-
Year-to-date 2015	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Port Coquitlam													
April 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
April 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	6	85.7	1	14.3	0	0.0	0	0.0	7	-	-
Year-to-date 2015	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	-	-
Port Moody													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	9	90.0	0	0.0	1	10.0	10	1,300,000	1,443,711
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Richmond													
April 2016	0	0.0	5	17.9	0	0.0	13	46.4	10	35.7	28	2,100,000	2,188,153
April 2015	0	0.0	1	2.4	7	16.7	28	66.7	6	14.3	42	1,930,000	1,983,130
Year-to-date 2016	0	0.0	5	3.8	7	5.3	69	51.9	52	39.1	133	2,200,000	2,329,174
Year-to-date 2015	0	0.0	3	3.2	30	31.9	48	51.1	13	13.8	94	1,707,500	1,812,917

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
April 2016	13	12.1	49	45.8	33	30.8	10	9.3	2	1.9	107	950,000	1,113,638
April 2015	30	42.9	30	42.9	8	11.4	2	2.9	0	0.0	70	792,500	820,199
Year-to-date 2016	42	12.4	148	43.5	95	27.9	48	14.1	7	2.1	340	950,000	1,135,241
Year-to-date 2015	121	42.6	106	37.3	39	13.7	13	4.6	5	1.8	284	800,000	904,130
University Endowment Lands													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Vancouver City													
April 2016	0	0.0	1	1.7	6	10.2	26	44.1	26	44.1	59	2,300,000	2,832,202
April 2015	2	4.0	0	0.0	7	14.0	13	26.0	28	56.0	50	2,700,000	2,664,061
Year-to-date 2016	1	0.4	2	0.8	34	14.1	79	32.8	125	51.9	241	2,545,000	2,844,868
Year-to-date 2015	2	0.9	0	0.0	38	16.6	91	39.7	98	42.8	229	2,200,000	2,430,992
West Vancouver													
April 2016	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	3,830,000	4,349,877
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	4,379,444
Year-to-date 2016	0	0.0	0	0.0	0	0.0	8	14.0	49	86.0	57	4,050,000	4,425,801
Year-to-date 2015	0	0.0	0	0.0	2	4.5	3	6.8	39	88.6	44	3,155,000	3,434,180
White Rock													
April 2016	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	-	1,953,000
April 2015	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2016	0	0.0	2	8.0	4	16.0	10	40.0	9	36.0	25	2,100,000	2,197,754
Year-to-date 2015	0	0.0	3	23.1	5	38.5	2	15.4	3	23.1	13	-	1,569,518
First Nations													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	-	549,900
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	-	549,900
Vancouver CMA													
April 2016	29	9.2	68	21.7	76	24.2	84	26.8	57	18.2	314	1,400,000	1,787,609
April 2015	87	24.5	95	26.8	60	16.9	67	18.9	46	13.0	355	990,000	1,413,133
Year-to-date 2016	186	13.4	238	17.2	319	23.0	357	25.8	284	20.5	1,384	1,400,000	1,780,886
Year-to-date 2015	267	21.7	254	20.7	271	22.1	262	21.3	175	14.2	1,229	1,190,000	1,478,295

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2016						
Submarket	April 2016	April 2015	% Change	YTD 2016	YTD 2015	% Change
Anmore	-	-	n/a	1,582,928	1,860,608	-14.9
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	-	-	n/a	-	-	n/a
Burnaby	1,987,802	1,479,329	34.4	1,848,271	1,453,005	27.2
Coquitlam	1,344,127	948,568	41.7	1,321,335	1,029,312	28.4
Delta	2,177,016	999,849	117.7	1,538,778	1,076,685	42.9
Langley City	-	-	n/a	-	-	n/a
Langley District	1,097,003	852,316	28.7	954,838	957,439	-0.3
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	680,892	639,976	6.4	648,486	633,160	2.4
New Westminster	-	838,900	n/a	1,070,464	832,852	28.5
North Vancouver City	-	-	n/a	1,454,200	1,525,111	-4.6
North Vancouver DM	2,222,761	2,191,000	1.4	2,184,752	2,060,653	6.0
Pitt Meadows	-	-	n/a	-	-	n/a
Port Coquitlam	-	-	n/a	-	-	n/a
Port Moody	-	-	n/a	1,443,711	-	n/a
Richmond	2,188,153	1,983,130	10.3	2,329,174	1,812,917	28.5
Surrey	1,113,638	820,199	35.8	1,135,241	904,130	25.6
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	2,832,202	2,664,061	6.3	2,844,868	2,430,992	17.0
West Vancouver	4,349,877	4,379,444	-0.7	4,425,801	3,434,180	28.9
White Rock	1,953,000	-	n/a	2,197,754	1,569,518	40.0
First Nations	-	549,900	n/a	-	549,900	n/a
Vancouver CMA	1,787,609	1,413,133	26.5	1,780,886	1,478,295	20.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver
April 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	1,948	8.0	3,093	4,887	4,716	65.6	827,558	1.8	808,233
	February	3,108	20.9	3,276	5,566	5,099	64.2	879,069	3.8	840,315
	March	4,132	53.2	3,431	6,168	5,032	68.2	891,652	11.2	869,063
	April	4,254	37.7	3,482	6,041	4,761	73.1	899,178	12.2	889,460
	May	4,145	24.4	3,519	5,768	4,861	72.4	905,701	11.2	885,942
	June	4,444	28.7	3,543	5,999	4,915	72.1	922,326	15.8	926,402
	July	4,038	29.8	3,581	5,274	4,992	71.7	866,772	7.7	888,295
	August	3,431	21.7	3,642	4,382	4,966	73.3	900,592	12.2	908,799
	September	3,423	15.4	3,528	4,952	4,631	76.2	857,015	2.4	862,613
	October	3,714	19.3	3,835	4,242	4,801	79.9	947,334	15.6	950,536
	November	3,603	40.4	4,087	3,523	5,031	81.2	930,652	16.1	970,368
	December	2,905	33.7	4,129	2,073	5,069	81.5	980,974	19.7	1,008,798
2016	January	2,574	32.1	4,318	4,570	4,826	89.5	1,083,177	30.9	1,061,646
	February	4,254	36.9	4,347	5,967	5,044	86.2	1,104,133	25.6	1,054,290
	March	5,301	28.3	4,271	6,447	5,015	85.2	1,093,267	22.6	1,061,771
	April	4,898	15.1	4,228	6,302	5,085	83.1	1,091,767	21.4	1,081,284
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	9,188	29.9		16,621			873,807	6.5	
	Q1 2016	12,129	32.0		16,984			1,094,937	25.3	
	YTD 2015	13,442	32.3		22,662			881,836	8.2	
	YTD 2016	17,027	26.7		23,286			1,094,025	24.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2016

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	95.8	119.7	1,280	5.9	64.5	906
	February	567	2.89	4.74	95.8	120.6	1,279	5.9	64.4	913
	March	567	2.89	4.74	95.8	121.5	1,278	6.0	64.3	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.8	928
	May	561	2.89	4.64	96.4	122.4	1,274	6.1	64.0	934
	June	561	2.89	4.64	96.7	122.4	1,278	6.1	64.0	930
	July	561	2.89	4.64	97.0	122.5	1,286	6.0	64.2	921
	August	561	2.89	4.64	97.1	122.7	1,291	5.7	64.2	921
	September	561	2.89	4.64	97.5	122.7	1,300	5.8	64.6	925
	October	561	2.89	4.64	97.7	122.4	1,317	5.9	65.4	927
	November	561	3.14	4.64	98.2	122.7	1,330	5.8	65.8	926
	December	561	3.14	4.64	98.4	122.4	1,337	5.7	66.1	925
2016	January	561	3.14	4.64	98.8	122.7	1,337	5.7	66.0	932
	February	561	3.14	4.64	99.6	122.8	1,339	6.1	66.3	932
	March	561	3.14	4.64	100.0	124.0	1,342	6.3	66.5	924
	April	561	3.14	4.64		124.0	1,348	6.0	66.5	915
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2016	31	0	0	2	23	0	6	6	68
April 2015	35	0	0	1	0	0	3	17	56
% Change	-11.4	n/a	n/a	100.0	n/a	n/a	100.0	-64.7	21.4
Year-to-date 2016	142	0	3	7	87	169	21	21	450
Year-to-date 2015	73	0	0	1	32	67	11	21	205
% Change	94.5	n/a	n/a	**	171.9	152.2	90.9	0.0	119.5
UNDER CONSTRUCTION									
April 2016	334	0	3	10	171	396	30	73	1,017
April 2015	201	0	0	1	95	196	22	42	557
% Change	66.2	n/a	n/a	**	80.0	102.0	36.4	73.8	82.6
COMPLETIONS									
April 2016	41	0	0	1	7	0	3	10	62
April 2015	13	0	0	0	0	60	4	3	80
% Change	**	n/a	n/a	n/a	n/a	-100.0	-25.0	**	-22.5
Year-to-date 2016	117	0	0	1	61	0	6	21	206
Year-to-date 2015	48	0	0	0	19	150	6	11	234
% Change	143.8	n/a	n/a	n/a	**	-100.0	0.0	90.9	-12.0
COMPLETED & NOT ABSORBED									
April 2016	14	0	0	0	26	78	n/a	n/a	118
April 2015	38	0	0	0	48	86	n/a	n/a	172
% Change	-63.2	n/a	n/a	n/a	-45.8	-9.3	n/a	n/a	-31.4
ABSORBED									
April 2016	40	0	0	1	7	0	n/a	n/a	48
April 2015	19	0	0	0	2	38	n/a	n/a	59
% Change	110.5	n/a	n/a	n/a	**	-100.0	n/a	n/a	-18.6
Year-to-date 2016	125	1	0	1	61	3	n/a	n/a	191
Year-to-date 2015	58	0	0	0	11	80	n/a	n/a	149
% Change	115.5	n/a	n/a	n/a	**	-96.3	n/a	n/a	28.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
April 2016	20	0	0	2	23	0	5	6	56
April 2015	20	0	0	1	0	0	1	17	39
Mission DM									
April 2016	11	0	0	0	0	0	1	0	12
April 2015	15	0	0	0	0	0	2	0	17
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2016	31	0	0	2	23	0	6	6	68
April 2015	35	0	0	1	0	0	3	17	56
UNDER CONSTRUCTION									
Abbotsford City									
April 2016	242	0	0	10	157	396	22	69	896
April 2015	107	0	0	1	95	196	9	42	450
Mission DM									
April 2016	92	0	3	0	14	0	8	4	121
April 2015	94	0	0	0	0	0	13	0	107
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2016	334	0	3	10	171	396	30	73	1,017
April 2015	201	0	0	1	95	196	22	42	557
COMPLETIONS									
Abbotsford City									
April 2016	36	0	0	1	7	0	3	10	57
April 2015	9	0	0	0	0	60	3	3	75
Mission DM									
April 2016	5	0	0	0	0	0	0	0	5
April 2015	4	0	0	0	0	0	1	0	5
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2016	41	0	0	1	7	0	3	10	62
April 2015	13	0	0	0	0	60	4	3	80

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
April 2016	10	0	0	0	26	78	n/a	n/a	114
April 2015	14	0	0	0	48	86	n/a	n/a	148
Mission DM									
April 2016	4	0	0	0	0	0	n/a	n/a	4
April 2015	24	0	0	0	0	0	n/a	n/a	24
First Nations									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
April 2016	14	0	0	0	26	78	n/a	n/a	118
April 2015	38	0	0	0	48	86	n/a	n/a	172
ABSORBED									
Abbotsford City									
April 2016	36	0	0	1	7	0	n/a	n/a	44
April 2015	14	0	0	0	2	38	n/a	n/a	54
Mission DM									
April 2016	4	0	0	0	0	0	n/a	n/a	4
April 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
April 2016	40	0	0	1	7	0	n/a	n/a	48
April 2015	19	0	0	0	2	38	n/a	n/a	59

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type April 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Abbotsford City	27	22	0	0	23	0	6	17	56	39	43.6
Mission DM	12	17	0	0	0	0	0	0	12	17	-29.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	39	39	0	0	23	0	6	17	68	56	21.4

Table 2.1: Starts by Submarket and by Dwelling Type January - April 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	105	41	4	0	69	32	186	88	364	161	126.1
Mission DM	65	44	0	0	17	0	4	0	86	44	95.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	170	85	4	0	86	32	190	88	450	205	119.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Abbotsford City	23	0	0	0	0	0	6	17
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	23	0	0	0	0	0	6	17

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	69	32	0	0	169	67	17	21
Mission DM	17	0	0	0	0	0	4	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	86	32	0	0	169	67	21	21

Table 2.4: Starts by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Abbotsford City	20	20	25	1	11	18	56	39
Mission DM	11	15	0	0	1	2	12	17
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	31	35	25	1	12	20	68	56

Table 2.5: Starts by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	84	36	249	100	31	25	364	161
Mission DM	61	37	14	0	11	7	86	44
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	145	73	263	100	42	32	450	205

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Abbotsford City	40	12	0	0	7	0	10	63	57	75	-24.0
Mission DM	5	5	0	0	0	0	0	0	5	5	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	45	17	0	0	7	0	10	63	62	80	-22.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	96	31	0	0	61	19	20	161	177	211	-16.1
Mission DM	28	23	0	0	0	0	1	0	29	23	26.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	124	54	0	0	61	19	21	161	206	234	-12.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Abbotsford City	7	0	0	0	0	60	10	3
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	7	0	0	0	0	60	10	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	61	19	0	0	0	150	20	11
Mission DM	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	61	19	0	0	0	150	21	11

Table 3.4: Completions by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Abbotsford City	36	9	8	60	13	6	57	75
Mission DM	5	4	0	0	0	1	5	5
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	41	13	8	60	13	7	62	80

Table 3.5: Completions by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	91	28	62	169	24	14	177	211
Mission DM	26	20	0	0	3	3	29	23
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	117	48	62	169	27	17	206	234

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
April 2016	2	5.4	5	13.5	9	24.3	16	43.2	5	13.5	37	-	642,894
April 2015	3	21.4	2	14.3	6	42.9	1	7.1	2	14.3	14	-	568,257
Year-to-date 2016	6	6.5	13	14.0	25	26.9	41	44.1	8	8.6	93	672,500	635,354
Year-to-date 2015	3	7.9	11	28.9	14	36.8	3	7.9	7	18.4	38	-	606,051
Mission DM													
April 2016	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	-	683,705
April 2015	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	-	466,720
Year-to-date 2016	7	21.2	8	24.2	15	45.5	0	0.0	3	9.1	33	550,000	568,317
Year-to-date 2015	5	25.0	12	60.0	3	15.0	0	0.0	0	0.0	20	-	483,421
First Nations													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
April 2016	2	4.9	5	12.2	12	29.3	16	39.0	6	14.6	41	670,000	646,876
April 2015	6	31.6	4	21.1	6	31.6	1	5.3	2	10.5	19	540,000	541,537
Year-to-date 2016	13	10.3	21	16.7	40	31.7	41	32.5	11	8.7	126	630,000	617,797
Year-to-date 2015	8	13.8	23	39.7	17	29.3	3	5.2	7	12.1	58	540,000	561,458

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2016

Submarket	April 2016	April 2015	% Change	YTD 2016	YTD 2015	% Change
Abbotsford City	642,894	568,257	13.1	635,354	606,051	4.8
Mission DM	683,705	466,720	46.5	568,317	483,421	17.6
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	646,876	541,537	19.5	617,797	561,458	10.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
April 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	802	10.0	1,336	2,327	2,305	58.0	524,068	6.6	541,703
	February	1,262	20.9	1,409	2,348	2,279	61.8	551,811	5.2	540,526
	March	1,738	45.4	1,533	2,793	2,280	67.2	558,457	10.4	552,415
	April	1,928	38.1	1,546	2,921	2,337	66.2	555,793	10.2	548,069
	May	1,884	21.9	1,608	2,715	2,220	72.4	574,557	7.2	556,725
	June	2,283	42.9	1,664	2,997	2,389	69.7	572,888	10.9	561,460
	July	2,089	36.9	1,709	2,548	2,296	74.4	571,739	13.5	571,267
	August	1,639	33.1	1,681	2,213	2,363	71.1	580,224	9.7	580,195
	September	1,623	20.8	1,690	2,251	2,052	82.4	577,192	10.9	582,720
	October	1,665	21.0	1,784	1,950	2,262	78.9	610,642	15.6	612,835
	November	1,692	60.7	2,039	1,669	2,409	84.6	603,045	16.2	620,487
	December	1,450	48.1	2,055	1,132	2,672	76.9	629,978	20.3	641,991
2016	January	1,268	58.1	2,296	2,266	2,310	99.4	668,336	27.5	686,708
	February	2,314	83.4	2,477	3,053	2,820	87.8	689,077	24.9	677,040
	March	2,882	65.8	2,465	3,709	2,935	84.0	720,521	29.0	704,604
	April	2,882	49.5	2,474	3,669	2,931	84.4	711,116	27.9	700,413
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	3,802	28.1		7,468			548,997	7.9	
	Q1 2016	6,464	70.0		9,028			699,028	27.3	
	YTD 2015	5,730	31.3		10,389			551,284	8.6	
	YTD 2016	9,346	63.1		12,697			702,755	27.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
April 2016

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	94.4	118.0	88	5.9	64.6	846
	February	567	2.89	4.74	94.4	118.9	89	5.6	65.5	850
	March	567	2.89	4.74	94.4	119.8	91	5.7	66.7	854
	April	561	2.89	4.64	94.9	119.6	92	5.8	67.6	867
	May	561	2.89	4.64	94.9	120.6	93	5.6	68.0	866
	June	561	2.89	4.64	95.1	120.7	93	5.5	68.0	870
	July	561	2.89	4.64	95.4	120.8	92	5.5	67.4	870
	August	561	2.89	4.64	95.5	121.0	91	5.8	66.7	875
	September	561	2.89	4.64	95.8	121.0	90	6.1	66.2	863
	October	561	2.89	4.64	96.1	120.6	90	6.9	66.4	844
	November	561	3.14	4.64	96.5	120.8	90	7.2	66.6	823
	December	561	3.14	4.64	96.7	120.4	90	7.6	67.0	817
2016	January	561	3.14	4.64	97.1	120.7	90	7.3	66.7	825
	February	561	3.14	4.64	97.9	120.8	90	7.1	66.1	839
	March	561	3.14	4.64	98.2	121.8	89	7.0	65.3	861
	April	561	3.14	4.64		121.8	89	6.9	64.8	863
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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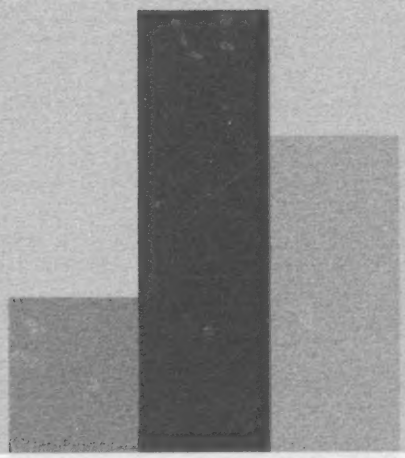

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